

# **Executive Summary Report**

## **Characteristics Based Market Adjustment for 2002 Assessment Roll**

**Area Name / Number:** Des Moines / 26

**Previous Physical Inspection:** 1999

### **Sales - Improved Summary:**

Number of Sales: 657

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$49,600	\$124,700	\$174,300	\$187,100	93.2%	8.82%
<b>2002 Value</b>	\$51,700	\$133,800	\$185,500	\$187,100	99.1%	8.23%
<b>Change</b>	+\$2,100	+\$9,100	+\$11,200		+5.9%	-0.59%
<b>% Change</b>	+4.2%	+7.3%	+6.4%		+6.3%	-6.68%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.59% and -6.68% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

### **Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2001 Value</b>	\$50,400	\$120,200	\$170,600
<b>2002 Value</b>	\$52,500	\$130,300	\$182,800
<b>PercentChange</b>	+4.2%	+8.4%	+7.2%

Number of improved Parcels in the Population: 5687

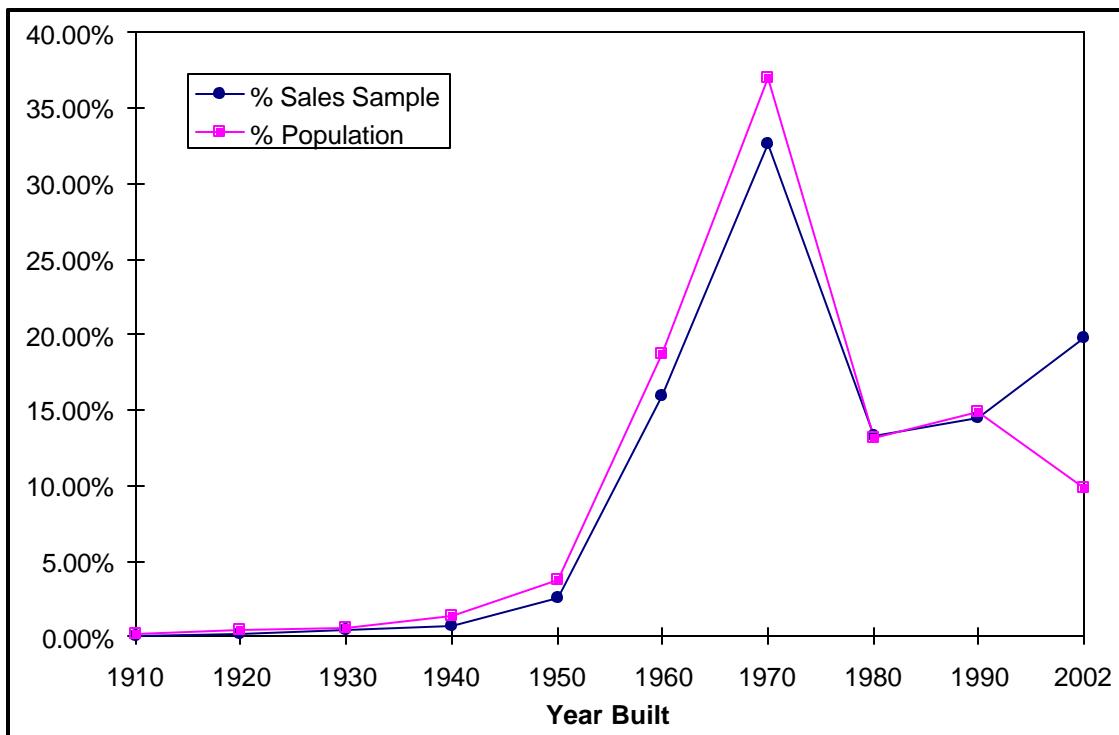
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Subarea 3 and in the plat of Highland Village #2 were assessed at a lower level than other parcels and required a greater upward adjustment. Parcels in Subarea 12 coded with high traffic noise that do not have Steel Lake waterfront also received greater upward adjustments than other parcels. Properties in the plat of Greenfield Park, as well as grade 8 2-story houses with no basements and houses in good condition received lesser upward adjustments. In general, smaller houses required more of an upward adjustment than larger houses.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

## Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.15%
1930	3	0.46%
1940	5	0.76%
1950	17	2.59%
1960	105	15.98%
1970	214	32.57%
1980	87	13.24%
1990	95	14.46%
2002	130	19.79%
	657	

Population		
Year Built	Frequency	% Population
1910	9	0.16%
1920	27	0.47%
1930	36	0.63%
1940	82	1.44%
1950	215	3.78%
1960	1064	18.71%
1970	2103	36.98%
1980	746	13.12%
1990	845	14.86%
2002	560	9.85%
	5687	

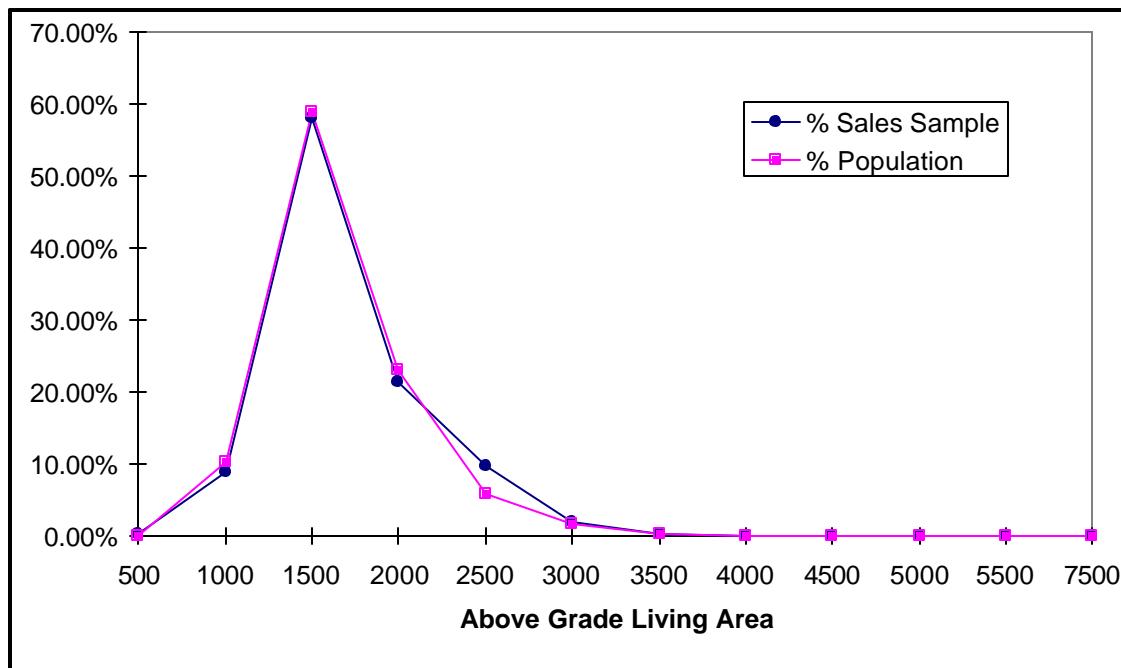


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.15%
1000	59	8.98%
1500	381	57.99%
2000	140	21.31%
2500	63	9.59%
3000	12	1.83%
3500	1	0.15%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		657

<b>Population</b>		
AGLA	Frequency	% Population
500	4	0.07%
1000	582	10.23%
1500	3352	58.94%
2000	1304	22.93%
2500	331	5.82%
3000	89	1.56%
3500	19	0.33%
4000	4	0.07%
4500	1	0.02%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
		5687

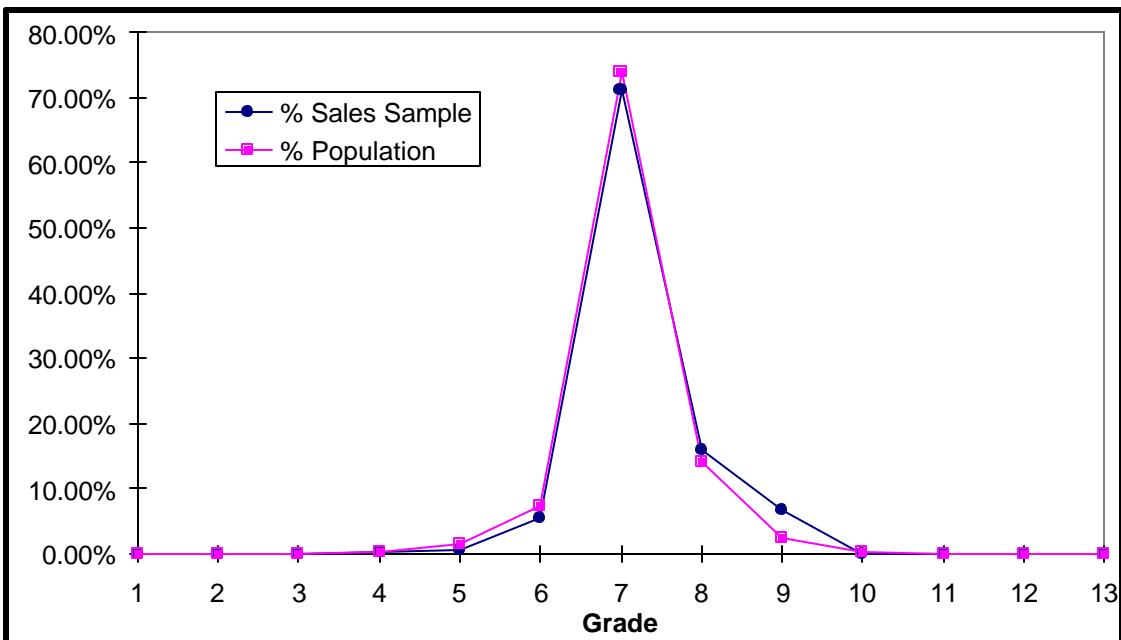


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Grade**

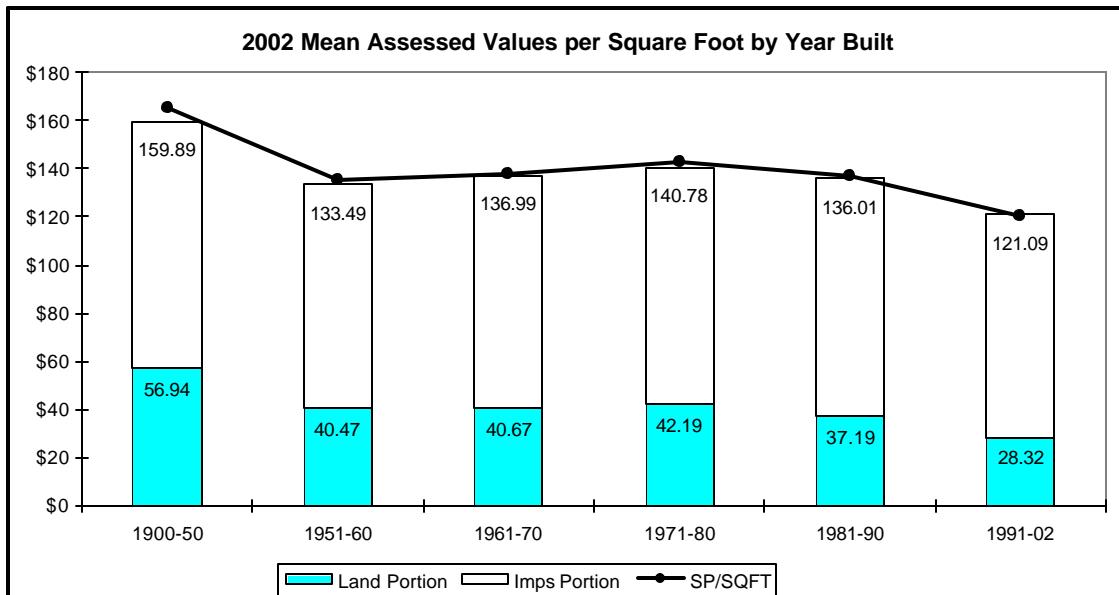
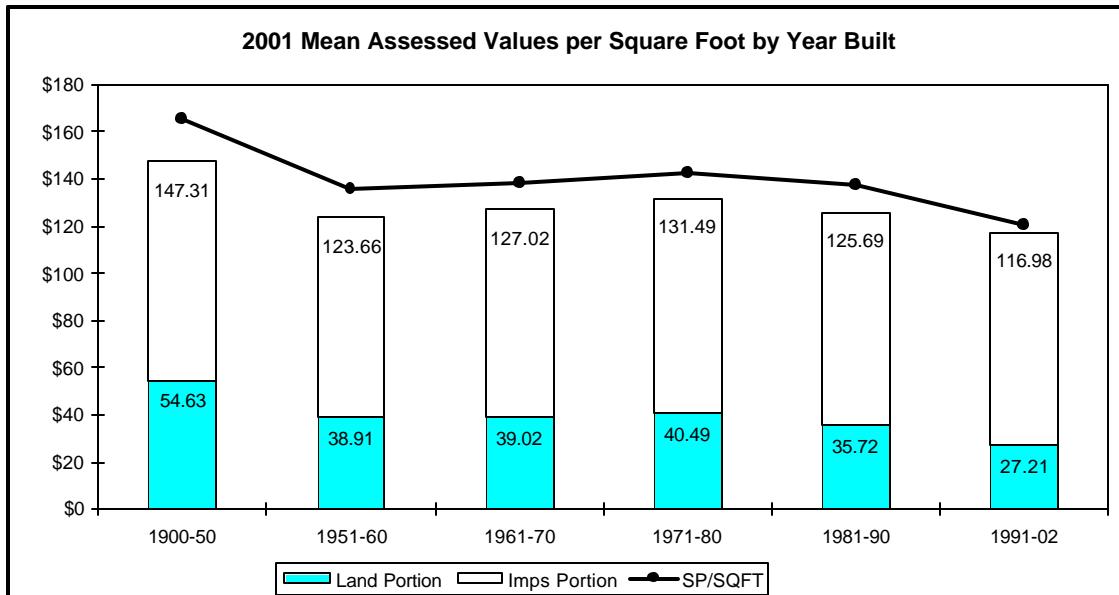
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.15%
5	4	0.61%
6	36	5.48%
7	467	71.08%
8	104	15.83%
9	45	6.85%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		657

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.04%
4	19	0.33%
5	88	1.55%
6	421	7.40%
7	4210	74.03%
8	798	14.03%
9	140	2.46%
10	9	0.16%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		5687



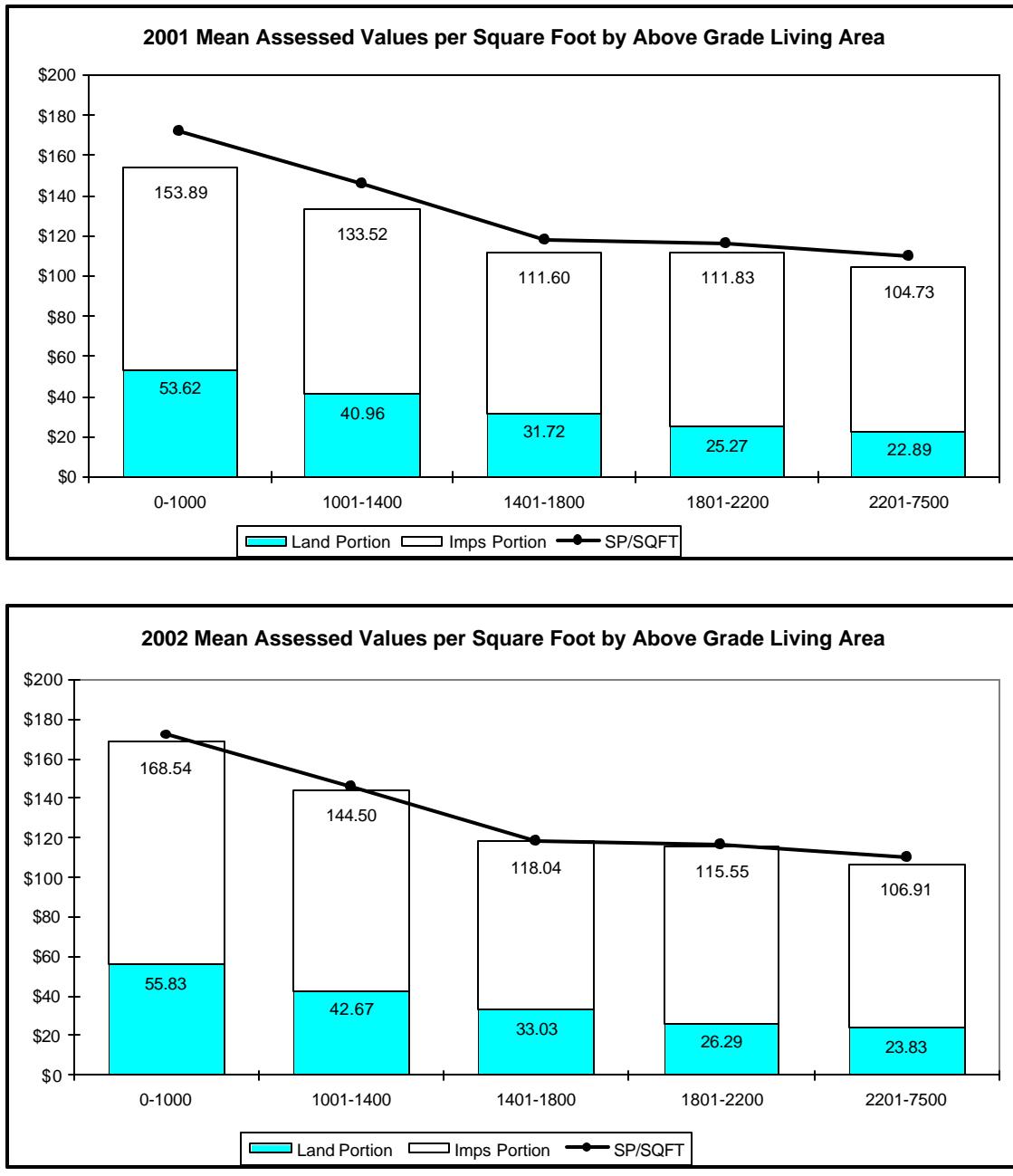
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2001 and 2002 Per Square Foot Values by Year Built



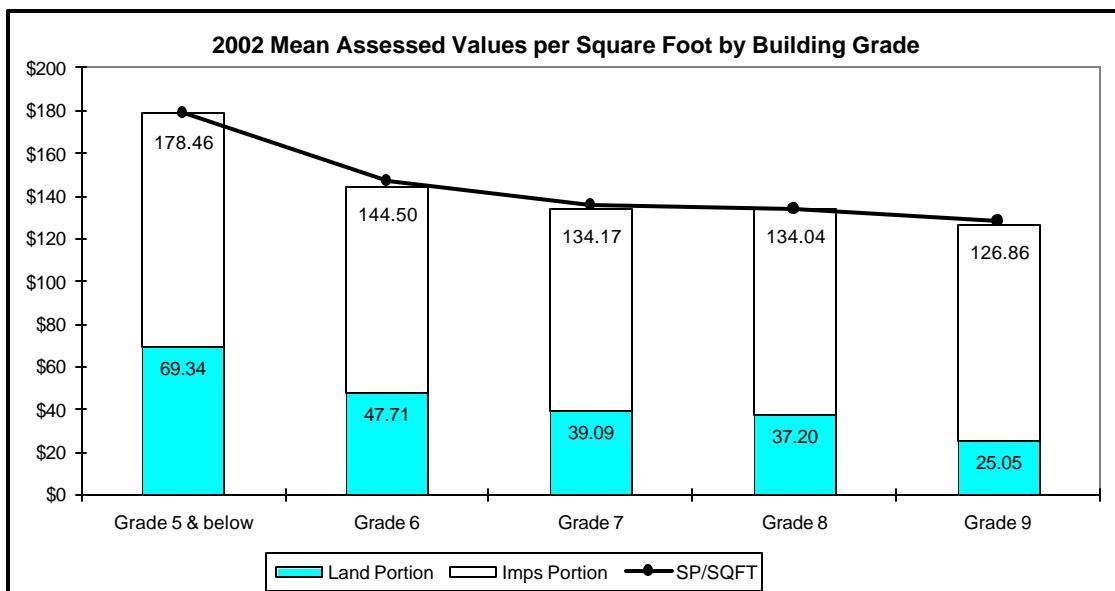
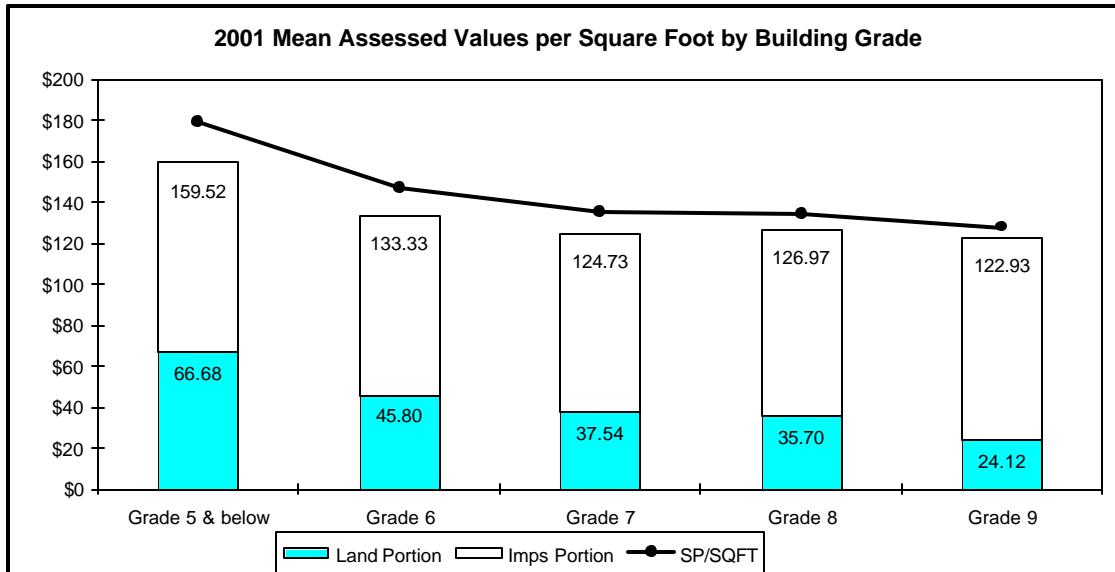
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

Based on the 18 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 4.2% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.05, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements,* the total assessed values on all improved parcels were based on the analysis of the 657 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Subarea 3 and in the plat of Highland Village #2 were assessed at a lower level than other parcels and required a greater upward adjustment. Parcels in Subarea 12 coded with high traffic noise that do not have Steel Lake waterfront also received greater upward adjustments than other parcels. Properties in the plat of Greenfield Park, as well as grade 8 2-story houses with no basements and houses in good condition received lesser upward adjustments. In general, smaller houses required more of an upward adjustment than larger houses.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9308958 + (-.03809484 if Subarea=3) + (0.04236459 if Major=290890) + (-0.04436855 if Major=330079) + (0.05289387 if Grade=8, Stories=2, and TotalBsmt=0) + (-0.08181059 if TrafficNoise>=2, Subarea=12, and WaterfrontLocation=0) + (0.02574887 if Condition is good) + (0.00004872725 \* (AboveGradeLivingArea-1431)))

The resulting total value is rounded down to the next \$1,000, then:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

*Other:*

- \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value \* 1.073)
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, then there is no change to the improvement portion of the value. (2002 Land Value + Previous Improvement Value \* 1.00).
- \*If the principal building is in poor or net condition, there is no change to the improvement portion of the value. (2002 Land Value + Previous Improvement Value \* 1.00).
- \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile Homes will receive the new land value and the improvement portion will remain unchanged. **“2002 Total Value = 2002 Land Value + Previous Improvement Value \* 1.00”**.

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 26 Annual Update Model Adjustments

**2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

7.42%

<b>Subarea 3</b>	<b>Yes</b>
% Adjustment	4.58%
<b>Major290890 (Greenfield Park)</b>	<b>Yes</b>
% Adjustment	-4.68%
<b>Major330079 (Highland Village #2)</b>	<b>Yes</b>
% Adjustment	5.38%
<b>Grade 8, 2-Stry, No Bsmt</b>	<b>Yes</b>
% Adjustment	-5.78%
<b>Subarea 12, High Traffic Noise</b>	<b>Yes</b>
% Adjustment	10.35%
<b>Good Condition</b>	<b>Yes</b>
% Adjustment	-2.89%
<b>Above Grade</b>	
<b>Living Area</b>	<b>800    1000    1200    1400    1600    1800    2000    2200    2400    2600</b>
% Adjustment	3.67%    2.48%    1.31%    0.17%    -0.94%    -2.04%    -3.11%    -4.16%    -5.19%    -6.19%

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 8 2-story house with no basement, in average condition, with 1400 square feet of living area and located in Subarea 8 would *approximately* receive a 1.72% upward adjustment (7.42% + -5.87% + 0.17%).

Generally parcels with less above grade living area were assessed at a lower level than larger houses. The model corrects for this difference.

Because all improved parcels receive an adjustment for above grade living area, few parcels received the overall adjustment alone.

## Area 26 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
290890*	Greenfield Park	26	26	100.0%	SE 28-22-4	12	7	1998	S 272nd ST & 28th AV SE
330079	Highland Village #2	14	82	17.1%	SE 17-22-4	6	7	1984 - 1987	S 240th St & 14th AV SE

\*There were actually 27 sales in Greenfield Park, as one parcel sold twice. Each property in this plat sold at least once from 1/1/2000 to 12/31/2001.

## Area 26 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.1%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5 and less	5	0.879	0.975	11.0%	0.864	1.085
6	36	0.909	0.984	8.2%	0.958	1.010
7	467	0.925	0.992	7.2%	0.984	0.999
8	104	0.948	0.994	4.9%	0.978	1.011
9	45	0.959	0.988	3.1%	0.968	1.008
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1950	26	0.894	0.963	7.7%	0.925	1.001
1951-1960	105	0.917	0.986	7.6%	0.969	1.004
1961-1970	214	0.926	0.995	7.5%	0.984	1.007
1971-1980	87	0.923	0.987	6.9%	0.968	1.006
1981-1990	95	0.917	0.988	7.8%	0.974	1.003
1991-2002	130	0.967	0.998	3.2%	0.986	1.010
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	6	0.903	0.998	10.5%	0.824	1.171
Average	452	0.930	0.992	6.7%	0.985	1.000
Good	196	0.937	0.990	5.7%	0.978	1.001
Very Good	3	0.895	0.949	6.1%	0.857	1.041
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	455	0.919	0.991	7.9%	0.983	0.999
1.5	32	0.929	0.980	5.5%	0.948	1.012
2	170	0.959	0.994	3.7%	0.984	1.004
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1000	60	0.894	0.978	9.4%	0.954	1.003
1001-1400	317	0.917	0.992	8.2%	0.982	1.001
1401-1800	173	0.945	0.999	5.7%	0.988	1.011
1801-2200	72	0.962	0.993	3.2%	0.976	1.010
over 2200	35	0.952	0.971	2.0%	0.944	0.998

## Area 26 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.1%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	596	0.934	0.994	6.4%	0.987	1.000	
Y	61	0.908	0.971	6.9%	0.946	0.997	
Wft Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	651	0.931	0.991	6.4%	0.985	0.998	
Y	6	0.927	0.980	5.7%	0.932	1.029	
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
3	85	0.912	0.988	8.4%	0.970	1.007	
6	132	0.929	0.990	6.6%	0.976	1.005	
8	158	0.925	0.992	7.3%	0.978	1.007	
12	282	0.942	0.992	5.3%	0.983	1.001	
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
0-5000	69	0.960	1.000	4.2%	0.984	1.017	
5001-8000	245	0.933	0.992	6.3%	0.983	1.002	
8001-12000	274	0.929	0.993	6.9%	0.982	1.003	
12001-20000	50	0.931	0.991	6.5%	0.964	1.018	
over 20000	19	0.861	0.936	8.7%	0.891	0.981	
Major290890		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	630	0.929	0.991	6.6%	0.985	0.998	
Y	27	0.980	0.994	1.4%	0.977	1.011	
Major330079		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N	643	0.933	0.991	6.3%	0.985	0.998	
Y	14	0.880	0.996	13.2%	0.962	1.029	

## Area 26 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.1%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

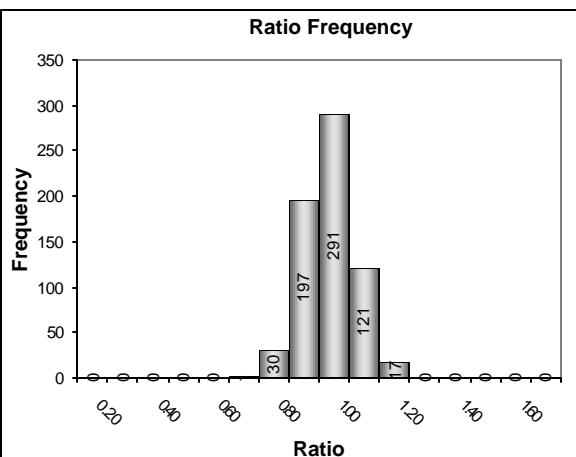
It is difficult to draw valid conclusions when the sales count is low.

Grade 8, 2-Stry, No Bsmt		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	631	0.929	0.991	6.7%	0.985	0.998	
Y	26	0.989	0.994	0.5%	0.968	1.020	
Traffic Noise		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	631	0.934	0.992	6.3%	0.986	0.998	
Y	26	0.882	0.973	10.3%	0.937	1.009	

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> SW Crew / Team - 2	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 7/2/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> <b>26 - Des Moines</b>	<b>Appr ID</b> <b>DGIB</b>	<b>Property Type:</b> <b>Single Family Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>	657		
<i>Mean Assessed Value</i>	174,300		
<i>Mean Sales Price</i>	187,100		
<i>Standard Deviation AV</i>	37,794		
<i>Standard Deviation SP</i>	40,330		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.935		
<i>Median Ratio</i>	0.931		
<i>Weighted Mean Ratio</i>	0.932		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.700		
<i>Highest ratio:</i>	1.158		
<i>Coefficient of Dispersion</i>	7.09%		
<i>Standard Deviation</i>	0.082		
<i>Coefficient of Variation</i>	8.82%		
<i>Price Related Differential (PRD)</i>	1.004		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.922		
<i>Upper limit</i>	0.939		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.929		
<i>Upper limit</i>	0.941		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	5687		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.082		
<i>Recommended minimum:</i>	11		
<i>Actual sample size:</i>	657		
<i>Conclusion:</i>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	344		
<i># ratios above mean:</i>	313		
<i>Z:</i>	1.209		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



**COMMENTS:**

Single Family Residences throughout area 26

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> SW Crew / Team - 2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/2/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> <b>26 - Des Moines</b>	<b>Appr ID</b> <b>DGIB</b>	<b>Property Type:</b> <b>Single Family Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>	657		
<i>Mean Assessed Value</i>	185,500		
<i>Mean Sales Price</i>	187,100		
<i>Standard Deviation AV</i>	37,298		
<i>Standard Deviation SP</i>	40,330		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.997		
<i>Median Ratio</i>	0.995		
<i>Weighted Mean Ratio</i>	0.991		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.759		
<i>Highest ratio:</i>	1.240		
<i>Coefficient of Dispersion</i>	6.40%		
<i>Standard Deviation</i>	0.082		
<i>Coefficient of Variation</i>	8.23%		
<i>Price Related Differential (PRD)</i>	1.006		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.000		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.004		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	5687		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.082		
<b>Recommended minimum:</b>	11		
<i>Actual sample size:</i>	657		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
<i># ratios below mean:</i>	336		
<i># ratios above mean:</i>	321		
<i>Z:</i>	0.585		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			

**Ratio Frequency**

Ratio	Frequency
0.99	69
1.00	286
1.01	222
1.02	68
Others	< 10

### COMMENTS:

Single Family Residences throughout area 26

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	605240	0905	11/7/00	131000	480	0	5	1949	4	6000	Y	N	22226 9TH AV S
3	529620	0085	37068	177500	780	0	6	1962	4	6565	N	N	817 S 222ND ST
3	529620	0060	3/14/01	162748	910	0	6	1948	4	8369	N	N	22212 8TH AV S
3	605240	2515	36622	167947	920	0	6	1954	3	15000	N	N	1307 S 222ND ST
3	201140	0735	11/7/01	169500	990	0	6	1951	4	10419	Y	N	22437 12TH AV S
3	605240	2636	5/9/00	156000	1120	0	6	1969	4	7500	N	N	1209 S 223RD ST
3	605240	1460	4/23/01	149900	1150	0	6	1923	4	9192	N	N	22237 16TH AV S
3	201140	0793	5/3/00	185000	1210	0	6	1932	4	16695	Y	N	22328 10TH AV S
3	529620	0010	8/2/01	175000	1240	0	6	1939	4	9360	N	N	22209 8TH AV S
3	092204	9048	7/27/00	155000	1320	0	6	1957	3	24067	N	N	2206 S 222ND ST
3	057600	0600	36608	129000	1380	100	6	1933	3	10500	N	N	1819 S 222ND ST
3	605240	0695	1/22/01	195000	1440	600	6	1948	4	6000	Y	N	916 S 223RD ST
3	201140	0531	12/27/01	302400	1500	200	6	1941	3	43995	Y	N	22752 10TH AV S
3	605240	0030	4/14/00	224950	1510	0	6	1916	4	9000	N	N	22018 11TH AV S
3	092204	9186	1/19/01	180000	1630	0	6	1953	3	29620	N	N	2013 S 223RD ST
3	201140	0520	37093	181340	1670	0	6	1960	4	14690	Y	N	22741 10TH AV S
3	057600	0875	3/14/00	143500	960	0	7	1955	3	11850	N	N	1649 S 223RD ST
3	201140	0200	2/28/01	197000	1010	720	7	1955	4	9660	Y	N	1204 S 230TH ST
3	727200	0290	7/20/01	198000	1040	1000	7	1960	4	10178	N	N	22628 13TH AV S
3	864320	0055	9/13/01	175000	1040	340	7	1960	3	12000	N	N	23042 16TH AV S
3	911000	0010	11/15/00	240000	1080	1080	7	1958	4	8071	Y	N	820 S 226TH ST
3	201320	0080	11/21/00	190600	1130	900	7	1960	4	10175	N	N	23329 19TH PL S
3	162204	9024	36558	172800	1150	900	7	1994	3	12963	N	N	23402 18TH AV S
3	864280	0050	9/18/00	220000	1150	850	7	1958	3	13056	Y	N	23054 THUNDERBIRD DR
3	201140	0010	7/24/01	200000	1180	900	7	1943	4	18862	N	N	1456 KENT-DES MOINES RD
3	605240	0645	37033	149000	1190	1000	7	1962	4	7560	Y	N	22215 10TH AV S
3	727200	1831	11/15/00	210000	1210	760	7	1958	4	8588	Y	N	22440 12TH AV S
3	201140	0024	11/27/00	200000	1230	380	7	1961	3	26200	N	N	22825 16TH AV S

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	713810	0050	3/19/01	167000	1230	0	7	1962	3	10125	N	N	22934 27TH AV S
3	727200	1025	6/16/00	232000	1250	400	7	1966	3	9623	N	N	22425 16TH AV S
3	864280	0005	2/21/01	172500	1250	0	7	1955	3	10682	Y	N	22806 THUNDERBIRD DR
3	885150	0160	7/27/01	175000	1270	0	7	1966	3	7200	N	N	21824 12TH AV S
3	713800	0020	5/11/01	172500	1280	100	7	1961	3	10010	N	N	22675 26TH AV S
3	195370	0070	2/23/00	174950	1290	980	7	1963	3	13670	N	N	23158 24TH AV S
3	679060	0350	7/18/00	168000	1290	0	7	1965	3	10450	N	N	2139 S 229TH ST
3	679060	0500	5/1/01	194000	1290	0	7	1966	3	10728	N	N	2107 S 230TH ST
3	727200	0205	2/21/01	167000	1300	0	7	1960	4	8906	N	N	22615 13TH AV S
3	605240	3080	5/26/00	180000	1310	760	7	1989	4	9000	N	N	22032 12TH AV S
3	864260	0170	7/26/01	213000	1310	0	7	1955	3	19370	Y	N	22805 THUNDERBIRD DR
3	713800	0130	5/10/01	203000	1330	1000	7	1961	3	10350	N	N	2641 S 227TH PL
3	679060	0410	3/28/00	199950	1350	1100	7	1966	3	8829	N	N	22928 21ST AV S
3	727200	0185	12/26/00	149950	1360	0	7	1960	4	10178	N	N	22621 13TH AV S
3	092204	9341	6/22/01	160000	1380	0	7	1962	4	23630	N	N	2217 S 216TH ST
3	727200	1915	6/28/01	209950	1380	250	7	1978	3	6437	N	N	22406 12TH AV S
3	037900	0010	11/21/00	192500	1390	0	7	1960	4	10500	N	N	2439 S 226TH ST
3	869980	0060	3/6/01	228500	1410	0	7	1988	3	8909	N	N	22702 18TH AV S
3	679060	0610	2/6/01	205000	1420	1100	7	1963	4	9600	N	N	23241 21ST AV S
3	727200	1075	8/29/01	188000	1430	0	7	1992	3	8887	N	N	22458 15TH AV S
3	201140	0012	3/7/00	191000	1440	400	7	1989	3	8276	N	N	23015 16TH AV S
3	679060	0940	7/11/01	151000	1440	0	7	1965	3	8800	N	N	2027 S 229TH ST
3	162204	9178	37102	285000	1450	1300	7	1963	3	13068	Y	N	22438 16TH AV S
3	864300	0010	10/3/00	230000	1450	1000	7	1962	3	8400	Y	N	22815 18TH PL S
3	321080	0120	5/18/00	163500	1470	0	7	1960	4	8840	N	N	21834 14TH AV S
3	713810	0060	3/29/00	170000	1490	0	7	1962	3	9630	N	N	2691 S 228TH PL
3	727200	0605	4/20/00	209000	1580	0	7	1992	3	9987	N	N	22633 15TH AV S
3	201320	0320	7/5/01	240000	1610	870	7	1966	4	19086	N	N	23239 17TH PL S
3	057600	0876	36895	137500	1640	0	7	1955	3	12000	N	N	1641 S 223RD ST

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	864300	0115	11/17/00	212900	1640	0	7	1966	3	10560	Y	N	1926 S 229TH ST
3	885150	0060	2/6/01	170000	1650	0	7	1965	4	9040	N	N	21819 12TH AV S
3	885150	0010	8/17/01	189000	1680	0	7	1966	3	9908	N	N	1139 S 218TH ST
3	605240	1610	10/2/00	209500	1850	0	7	1995	3	11800	N	N	22324 15TH AV S
3	605240	1610	2/25/00	204000	1850	0	7	1995	3	11800	N	N	22324 15TH AV S
3	864260	0085	8/18/01	233000	1970	510	7	1954	4	11303	Y	N	22806 17TH AV S
3	864260	0085	36739	173000	1970	510	7	1954	4	11303	Y	N	22806 17TH AV S
3	201140	0772	3/23/00	199950	2090	0	7	1979	3	9187	Y	N	22344 10TH AV S
3	864260	0005	36662	183000	2390	0	7	1954	4	9730	Y	N	22807 17TH AV S
3	864260	0160	5/10/01	315000	2410	0	7	1955	4	10192	Y	N	22819 THUNDERBIRD DR
3	201140	0774	8/13/01	234500	1120	600	8	1979	4	8276	Y	N	1112 S 224TH PL
3	201320	0140	3/27/00	193000	1290	840	8	1977	4	9382	N	N	1708 S 234TH ST
3	201330	0020	4/18/00	209000	1300	850	8	1976	4	9838	N	N	23322 19TH AV S
3	869980	0090	6/27/01	278900	1390	1170	8	1989	3	8909	N	N	22722 18TH AV S
3	255770	0030	10/12/01	217000	1400	360	8	1978	4	8925	Y	N	22615 19TH AV S
3	888888	0070	11/16/01	245000	1430	860	8	1989	3	8718	N	N	1521 S 218TH ST
3	058760	0060	11/16/00	225000	1510	1510	8	1966	3	12669	Y	N	1701 S 227TH PL
3	201140	0778	2/20/01	260000	1590	1460	8	1978	3	10454	Y	N	925 S 224TH PL
3	200700	0110	4/16/01	209000	1650	0	8	1997	3	10438	N	N	23441 23RD PL S
3	201140	0732	8/9/00	276500	1720	1000	8	1965	4	12080	Y	N	22441 12TH AV S
3	605240	2595	4/24/00	198000	1800	0	8	2000	3	9000	N	N	22006 13TH AV S
3	605240	2625	3/24/00	204950	1800	0	8	2000	3	9000	N	N	22014 13TH AV S
3	605240	2645	5/1/00	202950	1800	0	8	2000	3	9000	N	N	22003 13TH AV S
3	201320	0180	5/26/00	240000	1870	0	8	1983	4	9888	Y	N	1725 S 233RD ST
3	780968	0100	12/26/01	223000	1910	0	8	1991	3	9702	N	N	2473 S 220TH ST
3	057600	0700	4/23/01	255000	1930	1570	8	1961	3	39000	N	N	1721 S 222ND ST
3	780968	0030	10/30/01	212000	2030	0	8	1991	3	9907	N	N	2417 S 220TH ST
3	201140	0771	8/6/01	240000	2090	0	8	1979	5	10890	Y	N	1122 S 224TH PL
3	605240	2610	4/11/00	222950	2150	0	8	2000	3	9000	N	N	22010 13TH AV S

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	605240	2635	2/17/00	244279	2150	0	8	2000	3	12000	N	N	22018 13TH AV S
3	605240	2675	5/16/00	241950	2150	0	8	2000	3	9000	N	N	2201 13TH AV S
3	605240	2710	4/26/00	232950	2150	0	8	2000	3	12000	N	N	22019 13TH AV S
3	058760	0100	11/15/00	332000	2270	0	8	1948	3	22950	Y	N	1720 S 227TH PL
3	605240	2660	3/14/00	229950	2270	0	8	2000	3	9000	N	N	22007 13TH AV S
3	605240	2690	3/16/00	229950	2270	0	8	2000	3	9000	N	N	22015 13TH AV S
3	200630	0020	10/4/00	248000	2540	0	8	1980	3	7200	N	N	2052 S 233RD ST
3	200630	0060	3/26/01	259000	2900	0	8	1980	3	7200	N	N	2018 S 233RD ST
3	200630	0130	5/15/01	259950	2900	0	8	1980	3	7200	N	N	23337 20TH AV S
3	200630	0160	36802	224000	2900	0	8	1980	3	14856	N	N	23359 20TH AV S
3	162204	9193	37055	349950	2080	0	9	1998	3	8276	Y	N	22625 16TH AV S
3	201140	0558	11/21/00	334950	2520	0	9	2000	3	8406	Y	N	1132 S 229TH PL
3	201140	0559	11/20/00	333581	2790	0	9	2000	3	8494	Y	N	1120 S 229TH PL
6	256080	1730	1/25/00	127000	880	0	6	1968	3	4900	N	N	24735 13TH PL S
6	256080	4445	4/18/00	139000	990	0	6	1954	4	8737	N	N	916 S 247TH ST
6	256080	0627	12/15/00	163500	1020	0	6	1976	4	5000	N	N	24525 15TH AV S
6	256080	3225	3/29/01	172950	1060	0	6	1978	4	8025	N	N	25119 12TH AV S
6	256080	3247	6/14/01	168950	1060	0	6	1978	3	8025	N	N	25128 11TH AV S
6	256080	0265	7/24/01	174950	1160	0	6	1988	3	5000	N	N	24522 15TH AV S
6	256080	4530	1/14/00	152500	1250	0	6	1965	4	7500	N	N	24706 9TH AV S
6	256080	5556	4/11/01	188000	1480	0	6	1928	5	4785	N	N	24702 MARINE VIEW DR S
6	201380	1225	3/21/00	194950	2330	0	6	1950	4	16125	N	N	1017 S 242ND ST
6	550860	0020	2/24/00	145000	840	0	7	1953	4	12938	N	N	1112 S 242ND ST
6	550860	0040	6/1/01	147000	840	0	7	1954	3	12938	N	N	24115 11TH AV S
6	201380	0430	5/18/00	179350	900	600	7	1956	4	12500	N	N	24121 12TH AV S
6	172204	9112	10/19/01	208000	910	500	7	1964	3	53279	N	N	1457 S 231ST ST
6	330079	0590	6/20/00	199950	940	450	7	1987	3	7320	N	N	23819 14TH AV S
6	201380	0025	4/16/01	154000	970	0	7	1966	3	12000	N	N	24025 16TH AV S
6	256080	0640	8/22/01	149500	1000	0	7	1976	4	5000	N	N	24533 15TH AV S

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	256080	0859	12/26/01	166000	1000	0	7	1969	3	6250	N	N	24736 14TH AV S
6	256080	0859	12/23/00	133000	1000	0	7	1969	3	6250	N	N	24736 14TH AV S
6	330079	0050	1/9/01	185000	1040	0	7	1985	3	7936	N	N	23836 14TH AV S
6	936131	0040	5/25/01	198000	1050	350	7	1978	4	9290	N	N	24021 9TH PL S
6	201140	0131	5/30/00	225000	1060	1000	7	1958	4	27145	N	N	1314 S 232ND ST
6	550860	0035	10/12/01	173000	1060	0	7	1954	4	12575	N	N	24105 11TH AV S
6	201380	0239	6/5/00	199950	1080	1000	7	1966	4	7500	N	N	24048 13TH AV S
6	542420	0010	3/19/01	179900	1080	410	7	1981	4	9370	N	N	24811 14TH CT S
6	542420	0015	7/26/00	178000	1090	410	7	1981	4	7970	N	N	24815 14TH CT S
6	330079	0560	6/23/00	185500	1100	270	7	1986	3	7741	N	N	23801 14TH AV S
6	330079	0580	6/19/01	217500	1100	600	7	1986	3	7721	N	N	23813 14TH AV S
6	201380	0894	9/21/00	152950	1110	0	7	1966	3	7500	N	N	1409 S 242ND ST
6	330079	0140	6/8/00	210000	1110	0	7	1987	3	10747	N	N	1421 S 237TH CT
6	201140	0405	1/23/01	179000	1120	200	7	1947	4	38125	N	N	23206 MARINE VIEW DR
6	256080	0095	6/26/01	175000	1140	0	7	1990	3	7500	N	N	24716 15TH AV S
6	330079	0090	2/26/01	195000	1140	0	7	1984	3	10928	N	N	23814 14TH AV S
6	256080	1521	6/15/00	196223	1150	1150	7	1976	3	6075	N	N	24511 13TH PL S
6	330079	0530	5/25/00	200000	1170	360	7	1987	3	7320	N	N	23631 14TH AV S
6	330079	0810	2/14/00	184950	1170	360	7	1987	3	8400	N	N	1323 S 239TH PL
6	201380	1235	5/11/00	190000	1200	630	7	1988	3	7200	N	N	24305 11TH AV S
6	256080	0530	7/25/01	162000	1200	0	7	1967	4	6250	N	N	24404 14TH AV S
6	256080	0560	5/22/00	160000	1200	0	7	1967	4	6250	N	N	24422 14TH AV S
6	201380	0705	8/10/00	155000	1210	0	7	1952	3	9375	Y	N	823 S 240TH ST
6	752430	0030	9/7/01	150000	1210	0	7	1959	4	8236	N	N	1345 S 251ST ST
6	256080	0680	9/26/01	172000	1220	0	7	1967	3	5000	N	N	1405 S 245TH ST
6	256080	1214	11/30/00	165000	1220	0	7	1967	4	6200	N	N	24415 14TH AV S
6	172204	9139	7/18/00	218000	1230	480	7	1985	3	11000	N	N	23317 14TH AV S
6	752385	0020	12/5/00	201500	1230	860	7	1991	3	9219	N	N	24965 13TH PL S
6	752385	0140	9/28/00	197000	1230	860	7	1991	3	9173	N	N	24932 13TH PL S

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	256080	1004	8/10/01	169950	1250	0	7	1968	4	6000	N	N	24722 13TH PL S
6	256080	1080	4/13/01	169900	1250	0	7	1967	4	6500	N	N	24539 14TH AV S
6	256080	1135	12/5/00	173500	1250	0	7	1968	4	6500	N	N	24506 13TH PL S
6	256080	5220	6/22/00	165000	1250	0	7	1976	3	9500	N	N	24925 9TH AV S
6	688021	0160	9/21/01	190000	1280	0	7	1988	3	12600	N	N	1309 S 235TH PL
6	256080	0840	36628	135000	1290	0	7	1991	3	6250	N	N	24712 14TH AV S
6	175330	0040	5/23/00	195000	1300	680	7	1962	4	8413	N	N	830 S 234TH PL
6	175350	0130	8/13/01	203000	1300	900	7	1963	3	8637	N	N	23330 10TH AV S
6	201380	1012	11/30/00	183000	1300	620	7	1967	4	7391	N	N	24232 13TH PL S
6	201380	1340	6/28/00	169950	1310	0	7	1988	3	5375	N	N	24227 10TH AV S
6	752385	0010	5/15/01	195000	1320	0	7	1959	4	20128	N	N	1316 S 250TH ST
6	175350	0040	10/18/01	206500	1330	800	7	1965	3	8822	N	N	23324 12TH AV S
6	550860	0025	10/25/01	156000	1340	0	7	1955	4	12938	N	N	24116 11TH AV S
6	201380	1410	11/8/01	195000	1350	710	7	1990	3	7632	N	N	24314 9TH AV S
6	330079	0620	11/27/01	205000	1360	0	7	1984	3	8496	N	N	23839 14TH AV S
6	256080	0305	5/18/00	145000	1370	0	7	1944	3	7500	N	N	1519 S 244TH ST
6	201380	0238	4/12/00	163950	1380	0	7	1966	4	7500	N	N	24008 13TH AV S
6	201380	0898	10/22/01	175000	1380	0	7	1956	3	14500	N	N	1419 S 242ND ST
6	201380	0545	1/11/00	154000	1400	0	7	1982	3	11063	N	N	24101 11TH AV S
6	168420	0090	4/19/00	150800	1420	0	7	1962	4	8744	N	N	24107 15TH AV S
6	256080	3250	4/3/01	221950	1420	550	7	1979	4	8042	N	N	1017 S 251ST ST
6	330079	0120	2/1/01	187950	1420	0	7	1985	3	8754	N	N	23740 14TH AV S
6	256080	4000	7/25/00	172000	1422	0	7	1996	3	10313	N	N	1112 S 152ST ST
6	201380	0300	3/12/01	167500	1450	0	7	1985	4	8062	N	N	24015 13TH AV S
6	201140	0365	12/24/01	195750	1470	420	7	1968	4	9558	N	N	23216 10TH AV S
6	201380	0852	7/19/00	172500	1470	0	7	1961	4	12000	N	N	1515 S 242ND ST
6	688020	0090	5/21/01	192500	1490	0	7	1986	3	7516	N	N	24056 9TH PL S
6	688021	0090	4/25/00	210000	1580	0	7	1987	3	8000	N	N	1218 S 235TH PL
6	144880	0020	5/22/01	209950	1630	0	7	1992	3	8424	N	N	1410 S 234TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	201380	0101	7/25/01	211000	1650	0	7	1988	3	14950	N	N	24113 14TH PL S
6	201380	1352	7/13/01	225000	1650	0	7	1993	3	7226	N	N	24329 10TH AV S
6	256080	1366	7/5/00	171600	1680	0	7	1967	4	6250	N	N	24403 13TH PL S
6	172204	9165	6/13/00	220000	1700	0	7	1990	3	8390	N	N	1304 S 234TH PL
6	330079	0290	11/19/01	200000	1720	0	7	1986	3	7200	N	N	1314 S 236TH PL
6	330079	0490	12/11/00	205000	1720	0	7	1986	3	7200	N	N	1319 S 236TH PL
6	752387	0050	11/7/01	220000	1720	0	7	1995	3	7313	N	N	1318 S 251ST CT
6	330079	0150	1/5/00	195000	1740	0	7	1985	3	7446	N	N	1425 S 237TH CT
6	201380	1140	10/23/01	196000	1800	0	7	1990	3	7425	N	N	1203 S 242ND ST
6	330079	0220	6/14/00	203500	1810	0	7	1986	3	10316	N	N	1417 S 236TH PL
6	201380	0856	2/25/01	160000	1840	0	7	1960	4	18375	N	N	24303 16TH AV S
6	201380	0429	4/14/00	212500	1900	0	7	1987	3	7500	N	N	24015 12TH AV S
6	201140	0442	10/30/00	255000	2430	0	7	1955	3	18150	N	N	23124 MARINE VIEW DR S
6	353042	0070	36654	90000	800	0	8	1974	4	1710	N	N	24834 10TH AV S
6	353048	0051	7/25/00	129500	920	0	8	1977	4	1677	N	N	24432 13TH AV S
6	353041	0161	36642	109900	930	0	8	1971	4	3049	N	N	24813 12TH AV S
6	353042	0045	7/11/00	133500	930	0	8	1972	4	2931	N	N	24819 10TH AV S
6	353041	0180	7/24/01	160000	980	410	8	1976	4	5227	N	N	24827 12TH AV S
6	353047	0312	2/18/00	118000	1000	0	8	1978	4	2655	N	N	1009 S 246TH PL
6	353048	0050	7/3/01	145500	1000	0	8	1977	4	2281	N	N	24434 13TH AV S
6	353046	0080	10/2/00	135000	1010	0	8	1976	4	3801	N	N	24602 12TH AV S
6	353046	0081	4/9/01	139500	1010	0	8	1976	4	4181	N	N	24600 12TH AV S
6	353041	0120	6/14/00	149500	1060	0	8	1972	4	3690	N	N	24810 11TH AV S
6	353045	0120	7/25/01	167500	1060	0	8	1975	4	4067	N	N	24622 11TH AV S
6	353045	0120	5/3/00	163000	1060	0	8	1975	4	4067	N	N	24622 11TH AV S
6	353049	0132	2/18/00	121000	1060	0	8	1979	4	2117	N	N	24448 12TH AV S
6	353041	0110	9/21/01	190000	1070	0	8	1971	4	3900	N	N	24816 11TH AV S
6	353044	0071	4/17/00	127000	1070	0	8	1975	4	2320	N	N	24849 13TH AV S
6	353045	0050	3/26/01	171500	1070	0	8	1978	4	4135	N	N	1019 S 245TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	353042	0110	4/4/00	159950	1080	0	8	1972	4	4000	N	N	24806 10TH AV S
6	353047	0225	5/3/01	145000	1080	0	8	1977	4	3120	N	N	24429 9TH PL S
6	353043	0130	8/16/01	145000	1120	0	8	1975	4	3024	N	N	24613 13TH AV S
6	353049	0170	8/14/00	127000	1130	0	8	1978	4	2803	N	N	24434 12TH AV S
6	353041	0130	10/18/00	195000	1140	0	8	1970	4	5712	N	N	24802 11TH AV S
6	353042	0140	9/21/00	180000	1180	0	8	1972	4	5004	N	N	24712 12TH AV S
6	353049	0210	7/27/01	180000	1180	0	8	1979	4	3777	N	N	1112 S 244TH PL
6	353050	0140	7/26/00	147500	1180	0	8	1980	4	1680	N	N	24936 11TH AV S
6	353047	0080	2/26/01	176500	1210	0	8	1977	4	3852	N	N	24442 9TH PL S
6	353043	0155	10/4/00	158500	1220	0	8	1976	4	3568	N	N	24711 13TH AV S
6	353044	0150	3/26/01	185000	1220	0	8	1975	4	4293	N	N	24814 13TH AV S
6	353047	0020	3/22/00	175000	1220	0	8	1978	4	4229	N	N	1026 S 245TH PL
6	353051	0041	7/27/00	175000	1240	0	8	1985	4	2932	N	N	24521 9TH PL S
6	172204	9086	7/11/01	290000	1250	810	8	1946	3	38739	N	N	1207 S 232ND ST
6	353050	0080	12/21/00	162500	1310	0	8	1980	4	3080	N	N	24929 11TH AV S
6	353050	0150	5/14/01	155000	1330	0	8	1980	4	2948	N	N	24934 11TH AV S
6	353051	0020	10/8/01	199500	1340	0	8	1980	4	5498	N	N	24507 9TH PL S
6	353049	0150	11/10/00	161000	1350	0	8	1978	4	3708	N	N	24442 12TH AV S
6	353044	0140	11/7/00	178000	1370	0	8	1975	4	4399	N	N	24820 13TH AV S
6	353048	0130	4/11/01	187500	1380	0	8	1977	4	4847	N	N	24447 13TH AV S
6	353049	0230	3/20/00	185000	1380	0	8	1978	4	5107	N	N	1108 S 244TH PL
6	353049	0010	9/5/01	210000	1400	0	8	1978	4	6412	N	N	24427 11TH AV S
6	201140	0477	11/14/01	259900	1430	780	8	1961	4	13560	Y	N	23016 MARINE VIEW DR S
6	353050	0200	10/31/00	167500	1440	0	8	1981	4	2176	N	N	24920 11TH AV S
6	353050	0060	8/23/00	170000	1450	0	8	1980	4	2600	N	N	24923 11TH AV S
6	353050	0090	5/9/01	168000	1450	0	8	1980	4	2784	N	N	24927 11TH AV S
6	256080	5755	9/7/00	164000	1480	0	8	1956	4	7220	N	N	24608 MARINE VIEW DR S
6	353045	0020	2/25/00	164300	1490	0	8	1975	4	5540	N	N	24621 11TH AV S
6	945620	0407	11/21/00	225000	2030	0	8	1990	3	9714	N	N	25141 13TH PL S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	353044	0080	9/17/01	256000	2100	0	8	1985	4	5135	N	N	24848 13TH AV S
6	179255	0060	11/26/01	285000	2110	0	8	1998	3	7339	N	N	24340 11TH AV S
6	179255	0060	12/13/00	260000	2110	0	8	1998	3	7339	N	N	24340 11TH AV S
8	692960	2505	9/8/00	119000	740	0	4	1943	4	11200	N	N	24131 21ST AV S
8	212204	9103	4/25/01	168000	1670	0	4	1954	1	55910	N	N	2121 S 254TH PL
8	360060	1000	6/20/01	171500	910	0	5	1941	4	9000	Y	N	24212 24TH AV S
8	692960	4296	36598	118700	1090	0	5	1942	3	8050	N	N	2305 S 240TH ST
8	169700	0340	9/13/00	164500	1310	0	5	1920	3	11606	N	N	25405 16TH PL S
8	360060	0130	8/3/01	144000	1030	0	6	1928	4	5000	N	N	24118 24TH AV S
8	945620	0481	4/19/01	171698	1060	0	6	1980	3	7226	N	N	1628 S 252ND ST
8	786450	0020	1/3/00	150000	1090	0	6	1976	3	7575	N	N	2118 S 253RD ST
8	786450	0110	12/26/00	152500	1100	0	6	1969	3	7383	N	N	2105 S 253RD ST
8	360300	0335	7/11/01	167500	1200	0	6	2001	3	3000	N	N	24205 26TH PL S
8	788840	0250	12/27/00	153000	1210	0	6	1962	3	11381	N	N	1723 S 262ND PL
8	362900	0060	7/13/00	157500	1280	0	6	1962	3	8060	N	N	24704 21ST AV S
8	945620	0005	10/24/00	158450	740	0	7	1946	4	10190	Y	N	24925 20TH AV S
8	692960	2340	3/12/01	147000	880	0	7	1978	4	10000	N	N	24335 21ST AV S
8	692960	3090	3/16/00	151000	880	0	7	1978	4	7500	N	N	24326 21ST AV S
8	692960	3095	4/12/00	143000	880	0	7	1978	2	10000	N	N	24334 21ST AV S
8	111300	0030	9/14/01	179000	900	700	7	1965	3	7475	N	N	26715 16TH PL S
8	111300	0430	12/19/01	182450	900	0	7	1965	3	6250	N	N	1843 S 266TH PL
8	111300	0450	5/23/00	167500	900	0	7	1965	4	7313	N	N	1831 S 266TH PL
8	692960	1225	1/26/00	135000	910	0	7	1983	3	6000	N	N	24009 18TH PL S
8	111300	0380	6/23/00	164000	950	950	7	1962	3	5250	N	N	26500 19TH PL S
8	752370	0245	9/21/00	172000	950	170	7	1959	3	7560	N	N	2315 S 249TH ST
8	788800	0040	7/5/01	145250	950	0	7	1959	3	7924	N	N	25838 20TH AV S
8	788810	0270	7/12/00	137000	950	0	7	1960	3	7473	N	N	25741 20TH AV S
8	752370	0730	5/18/01	100000	960	0	7	1958	2	7190	N	N	2127 S 250TH ST
8	111300	0500	11/16/00	151500	970	0	7	1962	3	7260	N	N	26616 18TH PL S

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8	665400	0010	11/12/01	167950	970	0	7	1961	3	10233	N	N	1605 S 251ST PL
8	665400	0070	8/14/00	146900	970	0	7	1960	3	16892	N	N	1604 S 251ST PL
8	752370	0770	12/5/01	157496	970	0	7	1958	3	8085	N	N	2228 S 251ST ST
8	788800	0110	4/2/01	158000	970	0	7	1959	3	8736	N	N	1819 S 259TH ST
8	212204	9108	7/24/01	165000	980	0	7	1960	3	8676	N	N	25512 16TH AV S
8	788830	0310	2/13/01	155000	980	0	7	1961	3	8890	N	N	1641 S 264TH PL
8	169700	0250	9/5/01	161459	990	0	7	1968	3	8400	N	N	1708 S 254TH PL
8	788840	0180	6/29/00	146000	1000	0	7	1962	3	8250	N	N	1829 S 263RD PL
8	111300	0190	9/12/00	153000	1010	0	7	1962	3	7500	N	N	26655 18TH PL S
8	169700	0010	11/14/00	167500	1010	0	7	1973	3	10180	N	N	1617 S 255TH PL
8	752370	0200	2/16/00	157250	1010	0	7	1958	3	9723	N	N	2114 S 249TH ST
8	769530	0350	11/21/00	173700	1020	800	7	1961	3	8040	N	N	1827 S 246TH PL
8	788820	0290	9/14/00	200000	1020	920	7	1960	4	8627	N	N	25715 18TH AV S
8	788840	0280	5/8/00	155000	1020	760	7	1962	2	9610	N	N	1801 S 262ND PL
8	788840	0300	9/12/00	184150	1020	500	7	1962	3	8625	N	N	1817 S 262ND PL
8	788840	0510	3/20/00	166000	1020	80	7	1962	3	8050	N	N	1716 S 262ND PL
8	788840	0580	7/19/00	179500	1020	1020	7	1962	4	8193	N	N	26132 18TH AV S
8	111300	0040	6/21/01	199950	1030	0	7	1963	3	7975	N	N	26709 16TH PL S
8	360060	0140	9/26/01	163000	1030	0	7	1989	3	6000	N	N	24112 24TH AV S
8	362900	0010	10/25/01	199950	1030	400	7	1963	3	7820	N	N	24721 21ST AV S
8	195340	0225	6/12/00	160237	1060	400	7	1961	3	8250	N	N	23211 28TH AV S
8	666911	0020	11/29/00	172000	1060	0	7	1981	3	9579	N	N	2009 S 244TH PL
8	752370	0100	3/27/00	135000	1060	0	7	1958	3	7920	N	N	2115 S 248TH ST
8	788800	0050	1/12/01	158000	1060	0	7	1959	3	7920	N	N	25830 20TH AV S
8	201100	0170	6/14/00	168900	1100	0	7	1986	3	6600	N	N	1842 S 245TH PL
8	212204	9120	10/18/00	153900	1100	0	7	1961	3	9000	N	N	1853 S 252ND ST
8	321040	0270	8/28/00	176000	1100	480	7	1962	3	8151	N	N	1803 S 261ST PL
8	692960	1695	5/4/00	220000	1100	240	7	1979	3	7500	N	N	24104 22ND AV S
8	692960	1689	11/1/00	150000	1120	540	7	1980	3	7500	N	N	24319 22ND PL S

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8	692960	1692	12/14/01	189900	1120	0	7	1980	3	7500	N	N	24125 22ND PL S
8	093430	0190	8/31/01	185000	1130	820	7	1962	3	8375	N	N	25835 17TH AV S
8	752370	0760	11/7/01	180000	1130	390	7	1959	3	8183	N	N	2242 S 251ST ST
8	752370	0780	10/27/00	157950	1130	0	7	1958	4	8308	N	N	2212 S 251ST ST
8	282204	9170	3/24/00	178500	1140	400	7	1967	3	11550	N	N	26007 17TH CT S
8	752255	0050	10/18/01	210000	1140	530	7	1969	3	9705	N	N	25116 22ND AV S
8	195340	0135	3/1/01	155000	1150	100	7	1962	3	8960	N	N	2617 S 232ND ST
8	195340	0140	10/13/00	210500	1150	480	7	1960	3	8800	N	N	2621 S 232ND ST
8	509200	0090	4/18/00	134000	1150	0	7	1962	3	8352	N	N	1712 S 244TH ST
8	195340	0005	1/14/00	155000	1160	1160	7	1959	3	8625	N	N	2405 S 232ND ST
8	752370	0165	8/31/00	145100	1160	0	7	1958	3	7920	N	N	24916 21ST AV S
8	752370	0820	9/17/00	149500	1160	0	7	1958	3	7560	N	N	2243 S 250TH ST
8	169700	0290	8/2/00	180500	1170	300	7	1969	3	7736	N	N	1612 S 254TH PL
8	788840	0200	9/18/00	185000	1170	390	7	1962	3	8714	N	N	26307 20TH AV S
8	093430	0030	10/19/01	220000	1180	600	7	1948	3	12437	Y	N	1620 S 257TH PL
8	111300	0140	6/15/01	164950	1180	0	7	1965	3	5700	N	N	26705 17TH PL S
8	321050	0020	7/26/01	175000	1180	0	7	1963	3	7389	N	N	1849 S 261ST PL
8	360300	0375	8/13/01	185000	1180	0	7	1987	3	6000	N	N	24229 26TH PL S
8	752370	0460	5/18/00	158950	1180	0	7	1958	3	8693	N	N	2203 S 251ST ST
8	195340	0261	8/15/00	195200	1190	700	7	1951	3	8250	Y	N	23248 27TH AV S
8	059120	0050	4/28/00	175900	1200	320	7	1987	3	7887	N	N	24902 19TH PL S
8	059120	0080	6/12/01	193000	1200	320	7	1987	3	7434	N	N	24816 19TH PL S
8	212204	9188	3/21/01	204500	1200	800	7	1993	3	10145	N	N	24431 24TH AV S
8	752370	0190	8/30/01	169000	1200	0	7	1958	3	9448	N	N	2128 S 249TH ST
8	769530	0120	1/28/00	143900	1200	0	7	1962	3	8040	N	N	1808 S 246TH PL
8	752370	0585	6/13/01	154900	1210	0	7	1959	3	8100	N	N	25036 21ST PL S
8	059120	0160	1/26/01	192000	1220	620	7	1987	3	11421	N	N	24909 19TH PL S
8	093430	0010	12/12/00	160000	1220	900	7	1962	3	7636	Y	N	1604 S 257TH PL
8	195340	0150	9/25/01	219000	1220	500	7	1959	3	9000	Y	N	23223 27TH AV S

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8	329571	0020	37159	235900	1220	590	7	2001	3	5550	N	N	2216 S 252ND PL
8	769530	0070	8/24/00	147000	1220	0	7	1962	3	9380	N	N	1644 S 246TH PL
8	788800	0170	1/27/00	148500	1220	0	7	1959	3	8736	N	N	1828 S 260TH ST
8	168380	0020	3/22/00	171000	1230	0	7	1965	3	7000	N	N	1611 S 244TH PL
8	169700	0170	4/23/01	170000	1230	0	7	1968	4	9080	N	N	1918 S 254TH PL
8	195340	0100	5/20/01	215000	1230	600	7	1960	3	8325	N	N	23234 25TH AV S
8	360120	0030	12/26/01	165000	1230	0	7	1968	3	6000	N	N	24417 25TH AV S
8	360120	0050	10/30/01	149900	1230	0	7	1968	3	6000	N	N	24431 25TH AV S
8	169700	0280	1/28/00	178000	1240	230	7	1968	3	9116	N	N	1616 S 254TH PL
8	169700	0500	7/19/01	162900	1240	0	7	1968	4	9322	N	N	1812 S 255TH PL
8	195340	0330	8/8/00	157500	1240	0	7	1957	3	8250	N	N	23252 28TH AV S
8	111300	0460	12/12/00	155990	1250	0	7	1963	4	7210	N	N	1823 S 266TH PL
8	752370	0515	6/20/01	168000	1250	0	7	1958	3	9365	N	N	25103 22ND AV S
8	769530	0360	9/13/00	149950	1250	0	7	1962	3	8040	N	N	1833 S 246TH PL
8	692960	1691	4/18/00	149950	1260	0	7	1980	3	7500	N	N	24303 22ND PL S
8	752380	0080	5/18/00	160000	1260	0	7	1958	3	11304	N	N	25104 25TH AV S
8	111300	0200	8/29/01	159000	1280	0	7	1962	4	7200	N	N	26645 18TH PL S
8	788830	0090	6/23/00	145000	1280	0	7	1962	3	9144	N	N	1660 S 264TH PL
8	692960	1697	1/8/00	147000	1310	0	7	1979	3	7500	N	N	24135 22ND AV S
8	168380	0260	8/30/01	230200	1320	580	7	1964	3	7245	N	N	1822 S 244TH PL
8	360060	0050	8/21/00	190000	1330	300	7	1990	3	7200	N	N	24027 25TH AV S
8	692960	1870	5/11/01	175500	1350	0	7	1979	3	7750	N	N	24014 18TH PL S
8	692960	3130	4/17/01	160000	1360	0	7	1979	4	7500	N	N	24321 22ND AV S
8	168380	0045	4/25/00	159500	1370	0	7	1967	3	7790	N	N	1627 S 244TH PL
8	212204	9123	5/19/00	149650	1370	0	7	1961	3	9000	N	N	2001 S 252ND ST
8	169700	0100	3/19/01	179200	1380	0	7	1968	3	11102	N	N	1817 S 255TH PL
8	195340	0040	8/27/01	223630	1380	600	7	1957	3	9660	N	N	23241 25TH AV S
8	195340	0040	1/26/01	162000	1380	600	7	1957	3	9660	N	N	23241 25TH AV S
8	195340	0590	6/13/01	163000	1380	0	7	1956	3	9900	N	N	23457 26TH AV S

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	509210	0240	11/10/00	190000	1380	600	7	1962	3	8136	N	N	1825 S 244TH ST
8	788800	0280	5/24/00	160000	1380	0	7	1959	3	7298	N	N	25817 19TH AV S
8	942500	0100	3/27/00	148000	1390	0	7	1964	4	7275	N	N	26812 17TH AV S
8	111300	0470	2/10/00	159000	1400	0	7	1964	4	7210	N	N	1815 S 266TH PL
8	201100	0380	3/13/00	172500	1400	0	7	1986	3	6540	N	N	1849 S 245TH PL
8	752390	0240	2/28/01	198000	1410	0	7	1993	3	7424	N	N	25106 18TH AV S
8	769530	0170	37182	124545	1430	150	7	1962	3	8040	N	N	1838 S 246TH PL
8	360060	1020	12/4/01	170000	1440	0	7	1988	3	6000	N	N	24206 24TH AV S
8	752370	0160	3/21/00	151400	1440	0	7	1958	3	8736	N	N	2104 S 250TH ST
8	195360	0015	9/5/01	210500	1450	1060	7	1957	4	7770	N	N	23261 25TH AV S
8	752370	0170	4/10/00	154660	1460	0	7	1959	3	7920	N	N	24910 21ST AV S
8	788830	0080	8/31/00	172950	1470	0	7	1962	3	9855	N	N	1654 S 264TH PL
8	788830	0240	9/24/01	150000	1470	0	7	1962	3	9310	N	N	1831 S 264TH PL
8	195340	0450	7/11/01	197000	1480	0	7	1957	4	8250	N	N	23410 27TH AV S
8	195340	0450	5/16/00	178000	1480	0	7	1957	4	8250	N	N	23410 27TH AV S
8	752370	0125	10/13/00	167500	1480	0	7	1958	3	7665	N	N	24821 22ND AV S
8	201100	0250	10/12/00	167950	1490	0	7	1987	3	7421	N	N	1658 S 245TH PL
8	195340	0425	7/21/00	165000	1500	0	7	1957	4	8250	N	N	23450 27TH AV S
8	692960	1095	3/15/01	164700	1510	0	7	1961	3	10000	N	N	1805 S 240TH ST
8	195340	0400	5/11/00	159000	1530	0	7	1957	3	8250	N	N	23435 28TH AV S
8	752370	0735	11/20/00	167000	1540	0	7	1959	3	9240	N	N	2269 S 250TH ST
8	788830	0060	36696	134900	1540	0	7	1961	3	11096	N	N	1640 S 264TH PL
8	212204	9181	3/28/01	196900	1570	0	7	1992	3	7684	N	N	2123 S 254TH ST
8	692960	0090	10/23/00	186000	1610	0	7	1989	3	7200	N	N	24017 17TH AV S
8	195340	0220	2/25/00	194950	1630	240	7	1961	3	8250	Y	N	23203 28TH AV S
8	752390	0250	9/26/00	184950	1650	0	7	1993	3	7313	N	N	25018 18TH AV S
8	752370	0115	10/26/00	180000	1660	420	7	1958	3	10339	N	N	24805 22ND AV S
8	093430	0060	2/2/00	165000	1670	0	7	1962	3	8414	Y	N	1604 S 258TH ST
8	788840	0130	8/7/01	168000	1670	0	7	1962	3	9786	N	N	1735 S 263RD PL

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	058780	0110	8/24/01	203950	1680	0	7	1996	3	7145	N	N	24401 23RD AV S
8	752370	0275	6/13/00	169950	1720	0	7	1959	3	7245	N	N	2358 S 250TH ST
8	195340	0485	9/24/01	237000	1730	0	7	1956	4	14770	Y	N	23415 27TH AV S
8	788810	0200	5/1/00	153000	1730	0	7	1960	3	7473	N	N	25740 19TH AV S
8	360060	0535	4/13/00	184950	1750	0	7	1991	3	7200	N	N	24250 26TH AV S
8	360300	0400	9/18/01	165000	1780	0	7	1991	3	3000	N	N	24233 26TH PL S
8	692960	0520	12/26/00	189500	1790	0	7	1984	3	4375	N	N	24321 17TH AV S
8	195340	0430	1/24/00	170000	1840	0	7	1957	3	8250	N	N	23442 27TH AV S
8	788800	0200	11/28/00	192500	1870	0	7	1960	4	8736	N	N	25916 18TH AV S
8	692960	2040	4/20/01	200000	1900	0	7	1998	3	5000	N	N	24039 19TH AV S
8	752390	0200	1/22/01	230000	1910	0	7	1994	3	7362	N	N	1834 S 251ST PL
8	752390	0200	1/22/01	230000	1910	0	7	1994	3	7362	N	N	1834 S 251ST PL
8	168380	0270	7/6/00	209000	2110	0	7	1966	3	7245	N	N	1816 S 244TH PL
8	168380	0055	5/15/01	183477	2170	0	7	1967	3	8075	N	N	1635 S 244TH PL
8	201100	0200	12/29/00	229000	2260	0	7	1987	3	6600	N	N	1824 S 245TH PL
8	752370	0105	4/20/01	200000	2360	0	7	1958	3	7920	N	N	2123 S 248TH ST
8	752390	0290	10/9/00	218000	2410	0	7	1993	3	8593	N	N	1833 S 250TH PL
8	195340	0295	4/27/01	237000	1240	1240	8	1957	3	8360	Y	N	23204 27TH AV S
8	212204	9074	10/5/01	229000	1580	1540	8	1965	3	14090	N	N	25258 22ND AV S
8	692960	4035	6/19/00	210000	1740	0	8	1994	3	9750	N	N	24331 23RD AV S
8	752390	0160	5/9/00	259990	2180	0	8	1994	3	9678	Y	N	1847 S 251ST PL
12	042104	9075	5/25/00	109500	740	0	5	1947	3	6098	N	N	30064 MILITARY RD S
12	053700	0205	36875	175000	1070	0	5	1935	4	8733	Y	Y	2226 S 308TH ST
12	053700	0395	36717	80000	1090	0	5	1943	4	8000	N	N	2041 S 308TH ST
12	332204	9023	37148	150000	1500	0	5	1900	4	39008	N	N	2240 S 288TH ST
12	053700	0255	9/6/01	215000	780	390	6	1937	4	8200	Y	Y	2200 S 308TH ST
12	053700	0200	11/22/00	260000	960	120	6	1939	4	8774	Y	Y	2230 S 308TH ST
12	550760	0010	11/15/01	150000	1020	0	6	1962	4	10200	N	N	29818 20TH AV S
12	422231	0680	8/2/01	156000	1030	0	6	1970	3	11118	N	N	28403 20TH AV S

**Sales Available for Annual Update Analysis**  
**Area 26**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	092104	9077	8/30/00	255000	1100	0	6	1943	5	13939	Y	Y	2609 S 304TH ST
12	195160	0260	36895	118000	1140	0	6	1946	4	9000	N	N	2808 S 259TH PL
12	746690	0100	4/21/00	139000	1250	0	6	1961	3	9480	N	N	28449 26TH AV S
12	053700	0035	7/23/01	265000	1270	0	6	1990	3	6800	Y	Y	2021 S 304TH ST
12	053700	0490	8/9/01	142000	1300	0	6	1940	3	9600	N	N	2255 S 308TH ST
12	304020	0141	11/26/01	166000	1430	0	6	1961	3	7500	N	N	29446 18TH AV S
12	092104	9170	1/4/00	160000	1670	0	6	1957	3	10725	N	N	31014 28TH AV S
12	422231	0110	6/22/01	172000	1890	0	6	1971	3	7605	N	N	2019 S 282ND PL
12	798310	0070	9/7/00	155000	770	770	7	1969	3	8850	N	N	2038 S 299TH ST
12	798310	0090	6/25/01	163500	770	770	7	1969	3	11570	N	N	2020 S 299TH ST
12	195090	0265	37131	117200	800	0	7	1956	3	8050	N	N	25314 29TH AV S
12	798440	0115	36654	110000	830	340	7	1955	3	11100	N	N	2619 S 310TH ST
12	422231	0260	7/17/01	196950	850	820	7	1975	3	7770	N	N	28116 20TH AV S
12	931510	0040	8/21/00	128000	850	0	7	1967	3	8520	N	N	29617 21ST AV S
12	422250	0270	11/13/00	158000	860	860	7	1963	4	7260	N	N	28849 23RD PL S
12	422250	0370	11/20/01	176500	860	860	7	1963	3	7350	N	N	28844 23RD PL S
12	798320	0080	12/28/01	155000	910	0	7	1969	3	8147	N	N	29812 21ST AV S
12	195090	0280	7/25/00	149950	940	0	7	1958	3	7700	N	N	2925 S 253RD ST
12	798380	0120	9/12/01	139000	940	0	7	1985	3	9295	N	N	30205 29TH AV S
12	422220	0040	1/12/00	134000	950	0	7	1968	3	7526	N	N	2201 S 284TH PL
12	768380	0013	2/23/01	160000	960	0	7	1957	3	23490	N	N	2636 S 298TH ST
12	092104	9312	3/28/00	142000	1000	0	7	1954	4	19265	N	N	2840 S 308TH LN
12	798290	0300	3/14/01	155000	1000	0	7	1968	3	7623	N	N	2016 S 301ST PL
12	365500	0090	7/20/01	172500	1010	500	7	1970	4	7480	N	N	2544 S 302ND PL
12	365500	0230	9/20/01	168000	1010	500	7	1968	3	7200	N	N	30249 25TH PL S
12	365500	0310	36838	130000	1010	510	7	1968	3	8400	N	N	30213 26TH PL S
12	365500	0320	3/16/00	168000	1010	510	7	1968	3	10064	N	N	30221 26TH PL S
12	422250	0250	7/24/00	173000	1010	720	7	1963	4	7260	N	N	28837 23RD PL S
12	332204	9125	8/22/01	152000	1020	0	7	1965	2	26000	N	N	2904 S 288TH ST

**Sales Available for Annual Update Analysis**  
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**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	672050	0020	11/15/00	115000	1020	0	7	1966	3	8100	N	N	29434 18TH AV S
12	798320	0040	9/18/01	148000	1020	0	7	1969	3	8549	N	N	29910 21ST AV S
12	785360	0030	2/1/00	144000	1030	0	7	1982	3	7200	N	N	1846 S 310TH ST
12	798440	0155	2/1/00	148000	1030	570	7	1955	3	14577	N	N	2613 S 311TH ST
12	053700	0355	6/13/01	148500	1040	0	7	1980	3	8000	N	N	30818 20TH AV S
12	422220	0100	9/13/00	173500	1040	570	7	1968	3	7526	N	N	2243 S 284TH PL
12	422220	0560	1/4/01	178000	1040	500	7	1968	4	7644	N	N	28417 22ND AV S
12	367430	0050	1/17/00	166950	1060	600	7	1970	4	7128	Y	N	1955 S 299TH PL
12	195090	0285	3/20/01	154900	1070	430	7	1958	4	7700	N	N	2929 S 253RD ST
12	195160	0040	4/20/00	155950	1070	0	7	1959	4	9792	N	N	25624 29TH AV S
12	195160	0050	7/26/01	148950	1070	0	7	1959	3	9792	N	N	25630 29TH AV S
12	422250	0220	2/21/01	170000	1070	500	7	1963	3	8140	N	N	28820 23RD AV S
12	422250	0340	6/13/01	170000	1070	410	7	1963	3	7350	N	N	29012 23RD PL S
12	422260	0030	9/7/00	181500	1080	830	7	1964	3	8625	N	N	29205 23RD AV S
12	730320	0300	5/16/01	155000	1080	720	7	1980	3	7102	N	N	2833 S 285TH PL
12	730320	0390	1/7/00	171000	1080	680	7	1979	4	7475	N	N	2929 S 285TH ST
12	092104	9132	8/15/00	167000	1090	480	7	1976	3	6969	N	N	1924 S 308TH ST
12	422230	0040	5/25/01	184950	1090	500	7	1969	3	8256	Y	N	2220 S 282ND ST
12	660250	0080	7/20/00	144000	1090	0	7	1962	3	10455	N	N	2815 S 299TH PL
12	931510	0030	8/25/00	138800	1090	0	7	1967	3	8520	N	N	29611 21ST AV S
12	422260	0160	5/3/01	174950	1100	500	7	1964	4	7700	N	N	29133 23RD PL S
12	422290	0020	3/12/01	153000	1100	0	7	1968	4	7725	N	N	2240 S 292ND ST
12	730320	0190	11/16/01	165000	1100	0	7	1980	3	7208	N	N	2828 S 285TH PL
12	768380	0044	6/18/00	170000	1130	0	7	1967	3	21392	N	N	29720 25TH PL S
12	422230	0220	4/18/00	174000	1140	400	7	1977	4	7904	Y	N	28037 22ND AV S
12	365500	0300	1/23/01	174950	1150	600	7	1968	3	7800	N	N	2537 S 302ND PL
12	726320	0015	3/21/00	149950	1150	0	7	1969	4	30996	N	N	29921 MILITARY RD
12	092104	9274	2/20/01	225130	1160	510	7	1976	4	10454	N	N	1920 S 308TH ST
12	422231	0370	8/14/00	175950	1160	450	7	1974	4	8100	N	N	2005 S 280TH PL

**Sales Available for Annual Update Analysis**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	422231	0420	5/25/01	192000	1160	530	7	1973	4	6720	N	N	2032 S 280TH PL
12	195090	0020	2/14/00	147000	1170	0	7	1956	2	7125	N	N	25303 29TH AV S
12	282204	9199	10/22/01	150500	1170	0	7	1967	3	12196	N	N	26826 28TH AV S
12	422230	0160	9/17/01	164500	1170	0	7	1977	3	7560	Y	N	27937 22ND AV S
12	660300	0040	4/11/00	169990	1170	0	7	1967	4	8976	N	N	29628 21ST PL S
12	798310	0030	3/1/00	155000	1170	700	7	1969	3	7440	N	N	2031 S 298TH ST
12	757561	0270	5/1/01	171200	1180	360	7	1987	3	5852	N	N	27709 23RD AV S
12	931510	0100	6/26/00	134950	1190	0	7	1967	3	8400	N	N	29638 21ST AV S
12	931510	0110	5/26/00	135500	1190	0	7	1967	3	8320	N	N	29634 21ST AV S
12	422210	0200	10/27/00	160000	1200	0	7	1967	4	8436	N	N	2100 S 285TH ST
12	552900	0010	8/22/00	150000	1200	0	7	1968	4	7400	N	N	2535 S 286TH ST
12	768220	0130	2/22/00	172000	1200	420	7	1966	3	7200	N	N	29826 24TH PL S
12	042104	9094	12/24/01	190000	1210	340	7	1984	3	7840	N	N	30245 26TH PL S
12	195110	0155	8/24/01	160000	1210	0	7	1967	4	9100	N	N	25330 30TH AV S
12	422200	0170	8/21/01	160000	1220	0	7	1967	4	7950	N	N	2016 S 287TH PL
12	422200	0170	3/16/00	146950	1220	0	7	1967	4	7950	N	N	2016 S 287TH PL
12	422220	0300	2/24/00	144000	1220	0	7	1968	3	8330	N	N	2205 S 284TH ST
12	422220	0530	7/24/00	164350	1220	0	7	1968	4	7350	N	N	28401 22ND AV S
12	422290	0060	9/17/01	162000	1220	0	7	1968	3	7725	N	N	2214 S 292ND ST
12	027120	0110	8/28/01	155000	1230	0	7	1968	3	7776	N	N	2242 S 287TH ST
12	027120	0260	5/19/00	151950	1230	0	7	1968	3	10440	N	N	28501 24TH AV S
12	422250	0120	3/2/01	165000	1230	1100	7	1964	4	8050	N	N	29007 23RD AV S
12	422220	0160	5/25/00	150000	1240	0	7	1996	3	7632	N	N	2339 S 284TH PL
12	422260	0170	5/19/01	187400	1240	1200	7	1964	3	8400	N	N	29145 23RD PL S
12	768220	0290	3/23/00	174950	1240	650	7	1966	3	8000	N	N	29914 26TH AV S
12	798380	0280	1/27/00	158000	1240	0	7	1981	3	8691	N	N	30304 29TH CT S
12	092104	9181	1/12/00	295000	1250	1250	7	1962	4	37897	Y	Y	30637 28TH AV S
12	422293	0070	8/30/00	174950	1250	500	7	1978	3	6000	N	N	29242 20TH WY S
12	231240	0130	10/13/00	128750	1260	0	7	1967	4	9916	N	N	28221 27TH AV S

**Sales Available for Annual Update Analysis**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
12	768220	0190	2/16/00	159500	1260	630	7	1965	3	8750	N	N	29819 25TH PL S
12	422260	0010	2/9/01	151719	1270	900	7	1964	4	7500	N	N	29105 23RD AV S
12	422280	0240	12/21/01	186000	1270	300	7	1966	4	7622	N	N	2015 S 291ST ST
12	304020	0126	4/20/01	212000	1280	470	7	1990	3	17520	N	N	29401 19TH AV S
12	422280	0140	11/30/01	162000	1290	0	7	1966	3	6750	N	N	28911 20TH AV S
12	730320	0100	10/12/01	169999	1290	0	7	1979	3	7216	N	N	2804 S 284TH PL
12	730320	0180	2/26/01	175150	1290	0	7	1980	3	6930	N	N	2834 S 285TH PL
12	746690	0180	4/5/01	165000	1300	0	7	1962	4	9600	N	N	28412 26TH AV S
12	798300	0220	2/20/00	140000	1300	0	7	1969	3	7332	N	N	2033 S 300TH ST
12	422230	0090	2/18/00	158000	1310	840	7	1970	3	9380	Y	N	28020 22ND AV S
12	365500	0140	10/19/01	180000	1320	0	7	1968	4	7210	N	N	2508 S 302ND PL
12	730320	0490	8/23/00	170800	1320	670	7	1945	4	21923	N	N	3007 S 284TH ST
12	798290	0080	5/25/00	185300	1340	0	7	1968	3	7840	N	N	30220 21ST AV S
12	768220	0220	8/17/00	189888	1350	1150	7	1966	3	6800	N	N	2424 S 299TH ST
12	798300	0120	10/5/01	153500	1360	0	7	1968	3	7980	N	N	2007 S 301ST ST
12	798310	0200	4/10/01	144900	1360	0	7	1969	4	7440	N	N	2016 S 300TH ST
12	798440	0040	3/29/00	149800	1360	0	7	1956	3	9000	N	N	30915 28TH AV S
12	195160	0070	5/5/00	153000	1370	0	7	1959	4	9792	N	N	25644 29TH AV S
12	195090	0120	3/21/01	158950	1380	0	7	1956	4	6700	N	N	2906 S 253RD ST
12	195160	0080	1/5/00	153000	1380	0	7	1959	3	9792	N	N	25650 29TH AV S
12	195160	0100	6/14/00	149000	1380	0	7	1959	3	9656	N	N	25664 29TH AV S
12	730320	0430	8/23/00	158300	1390	0	7	1980	3	6984	N	N	28424 29TH PL S
12	757561	0360	8/17/00	172950	1390	290	7	1987	3	6691	Y	N	2318 S 278TH CT
12	195150	0035	4/7/00	140000	1400	950	7	1959	3	9440	N	N	3003 S 253RD ST
12	798380	0310	2/14/01	169500	1400	850	7	1981	3	13478	N	N	30218 29TH AV S
12	757560	0520	12/14/00	178000	1410	0	7	1987	3	6144	N	N	2643 S 276TH ST
12	042104	9131	3/28/00	130500	1420	0	7	1958	3	15681	N	N	2304 S 302ND ST
12	757561	0700	3/13/00	170000	1430	0	7	1988	3	8110	N	N	27812 25TH DR S
12	768380	0020	2/23/01	195000	1430	970	7	1997	3	16010	N	N	2606 S 298TH ST

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
12	304020	0110	10/24/00	160000	1440	0	7	1923	3	13109	N	N	29324 18TH AV S
12	422270	0160	11/8/00	158000	1440	0	7	1964	4	7210	N	N	2201 S 291ST ST
12	422270	0210	12/7/01	189900	1440	400	7	1966	3	6901	N	N	2231 S 291ST ST
12	757562	0350	2/28/00	173000	1440	0	7	1990	3	6541	N	N	27803 20TH PL S
12	746690	0340	7/25/01	165000	1450	0	7	1962	3	9600	N	N	28605 27TH PL S
12	757562	0380	4/12/01	179000	1450	0	7	1990	3	5216	N	N	27815 20TH PL S
12	422200	0180	5/21/01	190500	1460	0	7	1967	4	7704	N	N	2010 S 287TH PL
12	422220	0220	5/25/01	167500	1460	0	7	1967	3	7210	N	N	2300 S 285TH PL
12	367440	0141	10/26/01	161000	1470	0	7	1967	4	11880	N	N	29810 18TH AV S
12	422290	0130	5/10/01	159500	1470	0	7	1968	4	9125	N	N	2011 S 292ND ST
12	757560	0550	2/24/00	164760	1470	0	7	1987	3	5325	N	N	2652 S 276TH ST
12	757562	0080	11/21/00	179950	1470	0	7	1991	3	6186	N	N	27636 21ST PL S
12	356820	0100	10/10/00	175000	1480	0	7	1988	3	7862	N	N	28109 29TH AV S
12	422280	0360	6/4/01	160000	1480	0	7	1966	3	9000	N	N	28804 21ST AV S
12	757562	0090	9/11/01	189500	1480	0	7	1990	3	8312	N	N	2124 S 277TH PL
12	757562	0150	11/3/00	190000	1480	0	7	1990	3	12617	N	N	2107 S 277TH PL
12	798440	0175	4/18/00	140000	1480	0	7	1957	4	11250	N	N	30931 26TH AV S
12	367440	0206	3/2/01	159900	1490	0	7	1959	4	9600	N	N	29653 20TH AV S
12	422270	0120	7/12/01	160000	1490	0	7	1964	4	8520	N	N	2206 S 288TH PL
12	092104	9260	9/13/01	222000	1500	530	7	1974	4	19166	N	N	30518 28TH AV S
12	757560	0240	11/14/00	190000	1500	0	7	1988	3	5012	N	N	27601 26TH AV S
12	356820	0050	8/24/00	215000	1510	530	7	1988	3	9600	N	N	28118 29TH AV S
12	422210	0140	3/14/00	161000	1510	0	7	1967	2	9020	N	N	2144 S 285TH ST
12	757562	0370	8/19/00	179608	1510	0	7	1991	3	7216	N	N	27811 20TH PL S
12	356820	0040	10/28/00	180000	1520	0	7	1988	3	9600	N	N	28124 29TH AV S
12	757560	0250	5/10/00	176950	1520	0	7	1988	3	5130	N	N	27609 26TH AV S
12	768380	0145	36760	125727	1530	0	7	1959	4	10200	N	N	29646 20TH AV S
12	290890	0020	8/28/00	161700	1540	0	7	1998	3	3915	N	N	2724 S 268TH PL
12	290890	0030	5/24/01	171500	1540	0	7	1998	3	3915	N	N	2718 S 268TH PL

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	290890	0080	10/4/00	169000	1540	0	7	1998	3	4020	N	N	26822 27TH AV S
12	290890	0120	4/23/01	170500	1540	0	7	1998	3	3690	N	N	2712 S 269TH ST
12	290890	0180	6/26/00	167000	1540	0	7	1998	3	4197	N	N	26812 27TH PL S
12	290890	0200	6/5/01	171500	1540	0	7	1998	3	4350	N	N	26824 27TH PL S
12	290890	0240	1/30/01	171500	1540	0	7	1998	3	3626	N	N	2721 S 269TH ST
12	290890	0050	4/27/00	165000	1550	0	7	1998	3	3915	N	N	2710 S 268TH PL
12	290890	0110	4/27/00	165000	1550	0	7	1998	3	3690	N	N	2706 S 269TH ST
12	290890	0170	3/30/00	165000	1550	0	7	1998	3	3916	N	N	2717 S 268TH PL
12	290890	0220	8/14/00	165000	1550	0	7	1998	3	4350	N	N	26832 27TH PL S
12	290890	0230	9/14/00	175000	1550	0	7	1998	3	6061	N	N	26834 27TH PL S
12	798290	0170	5/7/01	190000	1550	420	7	1968	4	7210	N	N	30221 21ST AV S
12	422200	0070	6/5/01	178000	1560	0	7	1966	4	7480	N	N	28632 21ST AV S
12	757561	0460	9/12/00	212000	1560	0	7	1986	3	6547	Y	N	27905 22ND AV S
12	757561	0630	11/10/00	204000	1560	0	7	1987	3	5691	Y	N	2518 S 279TH PL
12	757562	0020	8/10/00	182500	1560	0	7	1987	3	5046	N	N	2162 S 278TH ST
12	798300	0030	1/9/01	171900	1580	0	7	1969	4	8760	N	N	30014 21ST AV S
12	356820	0150	5/14/01	255000	1590	250	7	1988	3	12079	N	N	28128 28TH AV S
12	798380	0100	5/24/00	176250	1600	0	7	1983	3	7083	N	N	30133 29TH AV S
12	879800	0010	5/23/01	160000	1600	0	7	1961	4	10170	N	N	29649 22ND AV S
12	053700	0546	8/23/00	159000	1610	0	7	1954	3	17342	N	N	30824 22ND AV S
12	768380	0015	6/7/01	167500	1630	0	7	1963	4	10920	N	N	2666 S 298TH ST
12	757560	0450	6/20/00	193000	1640	0	7	1986	3	5435	N	N	27610 26TH AV S
12	367440	0236	7/24/01	170000	1650	0	7	1955	4	9888	N	N	29613 20TH AV S
12	757562	0040	3/22/00	189500	1650	0	7	1988	3	5278	Y	N	2150 S 278TH ST
12	231240	0250	4/26/01	177450	1670	0	7	1956	4	10050	N	N	27606 S 284TH ST
12	290890	0010	6/14/00	175000	1670	0	7	1998	3	4216	N	N	2728 S 268TH PL
12	290890	0040	6/15/00	177000	1670	0	7	1998	3	3915	N	N	2714 S 268TH PL
12	290890	0060	5/16/00	180000	1670	0	7	1998	3	10927	N	N	2704 S 268TH PL
12	290890	0070	12/27/01	195000	1670	0	7	1998	3	4689	N	N	2707 S 268TH PL

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
12	290890	0070	7/14/00	175000	1670	0	7	1998	3	4689	N	N	2707 S 268TH PL
12	290890	0090	6/26/00	175000	1670	0	7	1998	3	4495	N	N	26826 27TH AV S
12	290890	0100	5/10/00	178000	1670	0	7	1998	3	4684	N	N	2702 S 269TH ST
12	290890	0130	4/24/00	175000	1670	0	7	1998	3	4541	N	N	2716 S 269TH ST
12	290890	0140	10/20/00	175000	1670	0	7	1998	3	4230	N	N	26825 27TH PL S
12	290890	0150	4/27/01	178500	1670	0	7	1998	3	3960	N	N	26821 27TH PL S
12	290890	0160	11/20/00	175000	1670	0	7	1998	3	3677	N	N	2711 S 268TH ST
12	290890	0190	8/23/00	210000	1670	0	7	1998	3	4350	N	N	26818 27TH PL S
12	290890	0210	12/17/00	174000	1670	0	7	1998	3	4350	N	N	26828 27TH PL S
12	290890	0250	10/17/00	175000	1670	0	7	1998	3	4135	N	N	2715 S 269TH ST
12	290890	0260	1/19/01	175000	1670	0	7	1998	3	4636	N	N	2711 S 269TH ST
12	422280	0020	9/10/01	182500	1670	0	7	1965	4	7200	N	N	28811 21ST AV S
12	422280	0085	36984	128292	1670	0	7	1965	3	9750	N	N	28808 20TH PL S
12	798440	0205	4/12/00	175000	1670	0	7	1956	4	11250	N	N	31105 26TH AV S
12	042104	9239	1/10/01	190500	1680	900	7	1952	4	15246	N	N	2024 S 304TH ST
12	422210	0220	5/14/01	165000	1700	0	7	1967	4	8550	N	N	2016 S 285TH ST
12	422270	0240	8/23/00	155000	1700	0	7	1966	4	9350	N	N	2228 S 291ST ST
12	757562	0270	4/4/00	222950	1700	750	7	1987	3	10483	N	N	2036 S 279TH PL
12	757561	0300	5/14/01	204950	1720	0	7	1988	3	7334	N	N	27755 23RD AV S
12	757560	0020	7/25/01	193000	1730	0	7	1987	3	5186	N	N	27529 25TH DR S
12	757561	0170	7/10/01	223700	1730	480	7	1988	3	13235	N	N	27728 23RD AV S
12	757561	0480	8/17/01	259000	1730	840	7	1988	3	5556	Y	N	27917 25TH DR S
12	042104	9234	9/19/00	213000	1750	0	7	1992	3	8133	N	N	30252 20TH AV S
12	757560	0300	4/20/00	176000	1750	0	7	1987	3	5035	N	N	27633 26TH AV S
12	757561	0140	36929	129950	1750	0	7	1990	3	7542	N	N	27740 23RD AV S
12	660250	0040	7/20/01	174000	1760	0	7	1962	3	9900	N	N	2810 S 299TH PL
12	757562	0550	9/14/01	213000	1790	0	7	1987	3	5919	Y	N	27919 21ST AV S
12	798440	0065	36608	126000	1790	0	7	1955	4	11109	Y	N	2603 S 309TH ST
12	757562	0200	1/3/00	194500	1800	0	7	1989	3	6908	Y	N	27719 21ST PL S

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	785360	0060	7/5/01	173000	1800	0	7	1967	3	6160	N	N	1836 S 312TH ST
12	798280	0080	7/25/01	230000	1800	0	7	1992	3	7344	N	N	2023 S 302ND PL
12	798440	0180	9/5/01	175000	1820	0	7	1955	4	11250	N	N	31003 26TH AV S
12	027120	0080	4/18/01	179000	1850	0	7	1968	3	8700	Y	N	2249 S 287TH ST
12	757562	0580	3/30/01	230000	1880	0	7	1988	3	5909	Y	N	27929 21ST AV S
12	304020	0106	10/25/01	160000	1890	0	7	1968	3	17700	N	N	29220 18TH AV S
12	757562	0730	10/20/00	195000	1900	0	7	1988	3	7828	N	N	2135 S 279TH PL
12	422300	0270	1/12/01	171450	1920	0	7	1966	3	7200	N	N	1923 S 289TH ST
12	231240	0190	7/30/01	228950	1960	0	7	2001	3	10125	N	N	28208 MILITARY RD S
12	053700	0551	10/11/00	210000	2070	0	7	1993	3	10470	N	N	31025 24TH CT S
12	053700	0610	1/27/00	157000	2120	0	7	1947	4	18184	N	N	30834 20TH AV S
12	422220	0480	7/12/01	186950	2480	0	7	1968	4	7383	N	N	28217 22ND AV S
12	092104	9062	8/14/00	295000	2590	0	7	1953	4	16988	Y	Y	2451 S 304TH ST
12	798500	0130	10/10/01	189950	1100	1100	8	1968	3	6500	N	N	30011 26TH PL S
12	798500	0340	8/21/00	180000	1100	770	8	1966	3	7980	N	N	2669 S 300TH ST
12	798500	0320	12/26/01	165000	1110	500	8	1967	4	9000	N	N	2655 S 300TH ST
12	798500	0220	6/14/00	165000	1180	360	8	1967	3	8750	N	N	2615 S 302ND ST
12	798500	0140	1/23/01	188000	1200	480	8	1967	4	5850	N	N	2622 S 301ST ST
12	798500	0330	5/11/00	168000	1200	550	8	1967	3	7840	N	N	2663 S 300TH ST
12	720440	0010	4/26/00	205000	1250	720	8	2000	3	11809	N	N	27605 21ST PL S
12	720440	0020	7/26/00	202000	1250	720	8	2000	3	13624	N	N	27610 21ST PL S
12	720440	0040	2/9/00	215000	1250	720	8	2000	3	4649	N	N	27630 21ST PL S
12	798500	0310	8/24/01	184950	1250	580	8	1967	3	7950	N	N	30012 26TH PL S
12	042104	9156	5/21/01	207000	1290	800	8	1963	3	12960	N	N	2206 S 304TH ST
12	798490	0170	4/19/01	178000	1320	0	8	1966	4	7800	N	N	2706 S 301ST ST
12	053700	0554	12/4/01	230000	1340	820	8	2001	3	17281	N	N	30821 22ND AV S
12	798480	0200	8/9/00	179500	1340	750	8	1965	3	8140	N	N	30207 27TH AV S
12	092104	9243	5/1/00	185500	1380	1300	8	1967	3	19199	N	N	30815 28TH AV S
12	092104	9101	6/16/00	217000	1440	800	8	1978	3	31252	N	N	2825 S 304TH ST

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	757562	0340	9/25/00	181500	1660	0	8	1990	3	8958	N	N	27800 20TH PL S
12	131000	0150	10/15/01	215000	1940	0	8	1995	3	7241	N	N	29313 19TH PL S
12	131000	0150	5/30/00	199000	1940	0	8	1995	3	7241	N	N	29313 19TH PL S
12	757562	0320	2/11/00	199000	1990	0	8	1991	3	13984	N	N	27808 20TH PL S
12	720440	0060	8/1/00	217950	2020	0	8	2000	3	14367	N	N	27650 21ST PL S
12	720440	0030	5/22/00	217950	2050	0	8	2000	3	17311	N	N	27620 21ST PL S
12	720440	0050	7/18/00	217950	2050	0	8	2000	3	15007	N	N	27640 21ST PL S
12	131000	0140	7/31/01	198500	2150	0	8	1995	3	7322	N	N	29317 19TH PL S
12	785360	0004	6/14/00	180000	2200	0	8	1980	3	7597	N	N	30803 20TH AV S
12	304020	0170	36978	280000	2310	0	8	1996	3	19560	N	N	29428 19TH AV S
12	111700	0280	9/5/00	239000	2480	0	8	1962	4	21164	N	N	28231 29TH AV S
12	111700	0310	9/18/01	205000	3410	0	8	1969	4	9990	N	N	28209 29TH AV S
12	326081	0090	8/16/00	237000	1840	0	9	2000	3	10706	N	N	28386 26TH AV S
12	326080	0430	1/28/00	283500	1940	680	9	1999	3	7786	N	N	27892 25TH PL S
12	326081	0620	6/26/00	308241	1940	680	9	2000	3	9477	N	N	28016 26TH AV S
12	326081	0650	7/17/00	293500	1940	680	9	2000	3	8312	N	N	27944 25TH PL S
12	326080	0080	6/27/00	265000	1980	0	9	1997	3	7205	N	N	28018 24TH PL S
12	326081	0610	11/22/00	329347	1980	820	9	2000	3	8070	N	N	28036 26TH AV S
12	326081	0640	10/3/00	327900	2000	1010	9	2000	3	8420	N	N	27982 25TH PL S
12	326081	0500	4/24/00	254700	2010	0	9	2000	3	7846	N	N	2410 S 283RD PL
12	326081	0070	1/27/00	244000	2020	0	9	2000	3	8797	N	N	28334 26TH AV S
12	326081	0450	2/3/00	236800	2020	0	9	1999	3	7336	N	N	2510 S 283RD PL
12	326080	0270	4/9/01	276500	2030	0	9	1998	3	8748	Y	N	2272 S 280TH PL
12	326081	0660	2/13/01	317500	2040	820	9	2000	3	7800	N	N	27940 25TH PL S
12	326081	0040	10/5/00	253700	2050	0	9	2000	3	8645	N	N	28250 26TH AV S
12	326081	0220	1/20/00	317821	2050	0	9	1999	3	8725	Y	N	28371 23RD AV S
12	326081	0260	9/28/00	269000	2050	0	9	2000	3	7205	N	N	28251 23RD AV S
12	326081	0020	9/25/00	254900	2080	0	9	2000	3	9026	N	N	28210 26TH AV S
12	326081	0080	5/22/00	254900	2080	0	9	2000	3	8995	N	N	28358 26TH AV S

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
12	326081	0130	1/31/01	253000	2080	0	9	2000	3	8297	N	N	2412 S 284TH PL
12	326081	0600	1/17/01	327500	2130	950	9	2001	3	7903	N	N	28072 26TH AV S
12	326081	0150	4/11/00	262995	2160	0	9	2000	3	8091	N	N	2380 S 284TH CT
12	326081	0630	1/18/00	318175	2170	760	9	1999	3	9250	N	N	27998 25TH PL S
12	326081	0100	6/7/00	266310	2190	0	9	2000	3	13348	N	N	2460 S 284TH PL
12	326081	0120	2/23/01	261500	2190	0	9	2000	3	8496	N	N	2422 S 284TH PL
12	326081	0170	5/9/01	284900	2190	0	9	2000	3	8484	N	N	2358 S 284TH CT
12	326081	0170	3/13/00	263900	2190	0	9	2000	3	8484	N	N	2358 S 284TH CT
12	326081	0370	5/4/00	263500	2190	0	9	2000	3	7269	N	N	28388 23RD AV S
12	326081	0420	36832	263500	2190	0	9	2000	3	7239	N	N	2449 S 284TH PL
12	326081	0510	4/25/00	261900	2190	0	9	2000	3	7651	N	N	2402 S 283RD PL
12	326081	0580	9/18/00	272864	2190	0	9	2000	3	7258	N	N	2511 S 283RD PL
12	326081	0140	36822	261900	2200	0	9	2000	3	9136	N	N	2398 S 284TH PL
12	326081	0390	36811	265000	2200	0	9	2000	3	7269	N	N	2395 S 284TH PL
12	326081	0030	7/13/00	269900	2240	0	9	2000	3	8801	N	N	28230 26TH AV S
12	326081	0060	2/15/00	267378	2240	0	9	2000	3	8645	N	N	28310 26TH AV S
12	326081	0250	9/27/00	284900	2240	0	9	2000	3	7205	N	N	28281 23RD AV S
12	326081	0280	36899	287900	2240	0	9	2000	3	7205	N	N	28189 23RD AV S
12	326081	0430	5/24/00	272900	2240	0	9	2000	3	7239	N	N	28391 26TH AV S
12	326081	0570	6/6/00	274800	2240	0	9	2000	3	7257	N	N	2499 S 283RD PL
12	326081	0590	8/28/00	285900	2240	0	9	1999	3	7565	N	N	2515 S 283RD PL
12	326081	0410	11/29/00	272900	2270	0	9	2000	3	7204	N	N	2437 S 284TH PL
12	326080	0320	2/20/01	302000	2360	0	9	1998	3	8375	N	N	2342 S 280TH PL
12	326081	0470	8/2/00	297303	2370	0	9	2000	3	7209	N	N	2452 S 283RD PL
12	326081	0440	6/19/00	276900	2390	0	9	2000	3	7273	N	N	28363 26TH AV S
12	326081	0550	7/19/01	310000	2450	0	9	1999	3	8770	N	N	2455 S 283RD PL
12	326081	0190	7/26/00	313213	2530	0	9	2000	3	8501	N	N	2336 S 284TH CT
12	326081	0400	1/4/01	296211	2530	0	9	2000	3	7268	N	N	2415 S 284TH PL
12	326081	0210	4/24/00	294180	2570	0	9	2000	3	8524	Y	N	2310 S 284TH CT

**Sales Available for Annual Update Analysis**  
**Area 26**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
12	326081	0330	4/4/00	299300	2650	0	9	1999	3	7205	N	N	28124 23RD AV S
12	326081	0460	6/28/00	294900	2700	0	9	2000	3	7698	N	N	2496 S 283RD PL
12	326081	0520	2/11/00	282880	2700	0	9	1999	3	7900	N	N	2400 S 283RD PL

**Vacant Sales Available to Develop the Valuation Model**  
**Area 26**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	057600	0450	1/29/01	22000	20000	N	N
3	057600	0490	7/27/00	45000	20000	N	N
3	092204	9097	5/2/01	94500	55321	N	N
3	162204	9205	4/14/00	66000	14374	Y	N
3	201140	0530	6/14/01	110000	12092	Y	N
3	201140	0551	6/23/00	105000	8400	Y	N
3	201140	0559	1/25/00	87500	8494	Y	N
3	605240	0120	1/29/01	60000	14934	Y	N
3	727200	1062	8/30/00	25000	6405	N	N
3	727200	1760	7/19/01	60000	12723	N	N
8	212204	9060	7/23/01	175000	65340	N	N
8	945620	0121	4/25/00	55000	22427	N	N
12	042104	9078	1/9/01	585000	204296	N	N
12	053700	0554	3/15/01	60000	17281	N	N
12	092104	9012	1/30/01	240000	185565	Y	Y
12	092104	9074	5/18/00	145000	13503	Y	Y
12	367440	0150	2/12/01	79000	36000	N	N
12	768380	0205	4/14/00	115000	50529	N	N